

SHEET INDEX

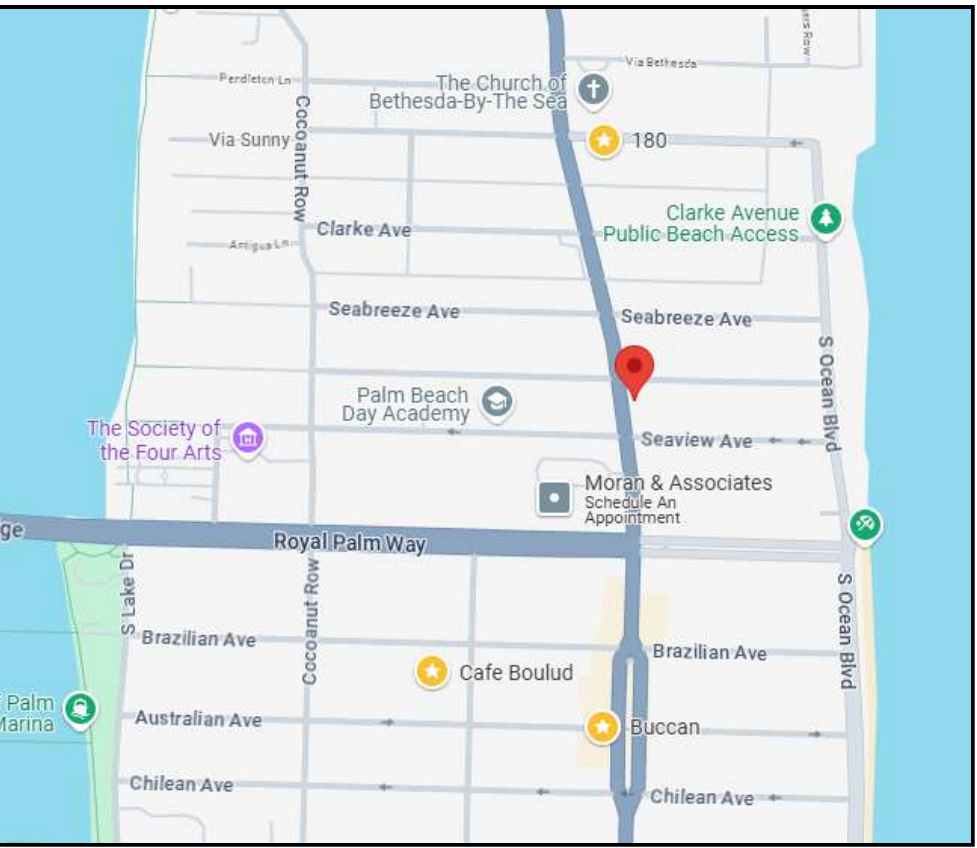
CVR	COVER
	ZONING LEGEND
	SURVEY
1	CCR AND SITE CALCS
2	ZONING DIAGRAM
3	VARIANCE DIAGRAM
4	CONTEXTUAL SITE PLAN
5	STREETSCAPE
6	HISTORICAL DATA
7	CONTEXTUAL SITE PLAN
8	HISTORICAL DATA
9	STREETSCAPE
	ARCHIVED PLANS
	SITE PHOTOS 1
	SITE PHOTOS 2
	SITE PHOTOS 3
	SITE PHOTOS 4
9	EXISTING SITE PLAN
10	PROPOSED SITE PLAN
11	EXISTING + PROPOSED SITE PLANS
12	EXISTING FIRST FLOOR PLAN + FIRST FLOOR DEMO PLAN
13	EXISTING FIRST FLOOR PLAN + PROPOSED FIRST FLOOR PLAN
14	EXISTING SECOND FLOOR PLAN + SECOND FLOOR DEMOLITION PLAN
15	EXISTING SECOND FLOOR PLAN + PROPOSED SECOND FLOOR PLAN
16	EXISTING THIRD FLOOR PLAN + THIRD FLOOR DEMOLITION PLAN
17	EXISTING THIRD FLOOR PLAN + PROPOSED THIRD FLOOR PLAN
18	EXISTING ROOF PLAN + PROPOSED ROOF PLAN
19	EXISTING FIRST FLOOR PLAN
20	PROPOSED FIRST FLOOR PLAN
21	EXISTING SECOND FLOOR PLAN
22	PROPOSED SECOND FLOOR PLAN
23	EXISTING THIRD FLOOR PLAN
24	PROPOSED THIRD FLOOR PLAN
25	EXISTING + DEMO ELEVATIONS
26	EXISTING + PROPOSED ELEVATIONS
27	EXISTING + DEMO ELEVATIONS
28	EXISTING + PROPOSED ELEVATIONS
29	EXISTING + DEMO ELEVATIONS
30	EXISTING + PROPOSED ELEVATIONS
31	EXISTING + DEMO ELEVATIONS
32	EXISTING + PROPOSED ELEVATIONS
33	SCHEDULES
34	MATERIALS
	EX1 - Existing Conditions Plan
	EX2- Existing Conditions Photos
	SITE- Site Render
	EL1 - Elevation Renders
	EL2- Elevation Renders
	OS1 - Overall Open Space Diagram
	OS2- Front Yard Open Space Diagram
	OS3- Perimeter Open Space Diagram
	OS4- Native Landscape Diagram
	L1 - Hardscape Plan
	LP1 - Landscape Plan
	LP2- Plant List and Details
	D1 - Pedestrian Gate and Fountain Details
	D2- Site Wall Details
	CSP- Construction Screening Plan

TANIOUS RESIDENCE
225 S. COUNTY RD
PALM BEACH, FLORIDA 33480
RENOVATION

LANDMARKS
COA-24-0021
12-18-24

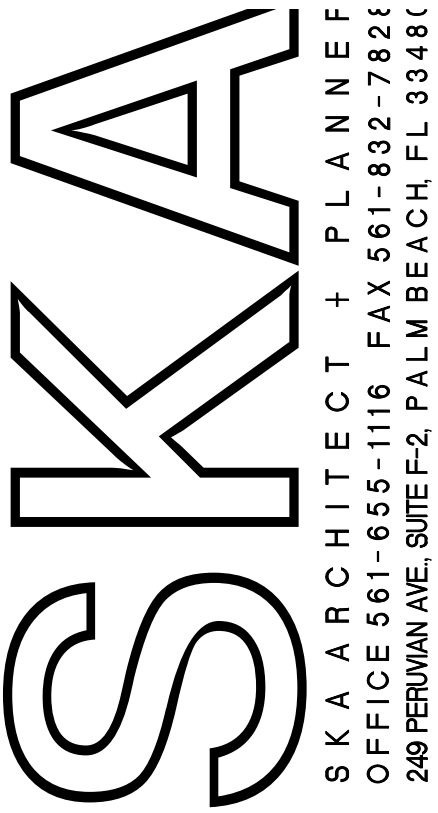
TOWN COUNCIL
ZON-24-0056
01-15-25

FINAL DROP
12-04-24



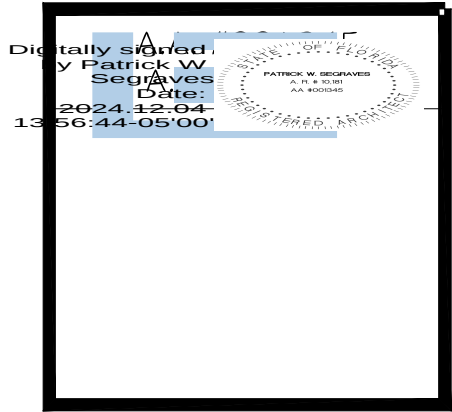
SKA ARCHITECT + PLANNER
249 PERUVIAN AVENUE, SUITE F-2
PALM BEACH, FLORIDA 33480
(561) 655 - 1116 OFFICE
(561) 832 - 7828 FACSIMILE
www.skaarchitect.com

RENOVATION OF 3,556 SF 3-STORY RESIDENCE BUILT IN 1924 (NON-CONFORMING AND NON-HISTORIC). RENOVATIONS TO INCLUDE: NEW ROOF, STUCCO, WINDOWS, AND DOORS, AS WELL AS NEW LANDSCAPING AND HARDSCAPING. MINOR INTERIOR MODIFICATIONS TO INCLUDE: ONE WINDOW LOCATION ADJUSTMENT IN THE MASTER BEDROOM, RELOCATION OF THE MASTER BATHROOM, AND IMPROVEMENTS TO CIRCULATION IN THE LIVING ROOM AND DEN. A VARIANCE IS REQUIRED TO REINSTALL A NON-CONFORMING TRELLIS THAT WAS PART OF THE ORIGINAL AS WELL AS A VARIANCE TO INCREASE THE ANGLE OF VISION.



CONSULTANT:

PROPOSED RESIDENCE FOR:
TANIOUS RESIDENCE
225 S. COUNTY ROAD
PALM BEACH, FLORIDA 33480



REVISIONS:

△	
△	
△	
△	
△	

SHEET NUMBER:

ISSUE 12-04-24
DATE:
JOB #COA-24-0021
ZON-24-0056

To: Town of Palm Beach
December 04, 2024
Project: 255 S COUNTY RD

Narrative Response

1. ARCHITECTURAL PRESENTATION

- b. On the Letter of Intent title, 239 Tangier Avenue is listed. Please revise.
 - Revised. Variance request also updated.
- d. Include existing photos that show the openings uncovered.
 - Not Addressed: Real estate photos are available online.
 - Not Addressed: If exterior photos of the uncovered openings are not available, interior photos (as suggested by the applicant) are acceptable.
 - Interior photos included
- h. Please clarify if a new mechanical equipment wall enclosure is being proposed on the westside of the property. If so, please update the plans to provide sufficient information for zoning and historic preservation review. Please clarify if a gate will be proposed in the generator enclosure opening.
 - Yes, the new mechanical equipment wall is being proposed. See sheet L1 for dimensions.
- k. Submit color elevations and renderings.
 - Partially addressed: Color renderings are pending
 - Included
- p. Sheet 2 is not enumerated, please revise
 - Revised. Sheet 2
- q. On the plans, label the pool equipment.
 - Revised. All Plans

2. ZONING

- a. To verify the Cubic Content Ratio (CCR) calculations and diagram, fully dimensioned floor plans are required. Furthermore, the itemized breakdown calculations and cubic feet of each volume (colored green, yellow, blue, and magenta) must be provided.
 - Partially Addressed: For lots of less than 10,000 square feet, the maximum allowable CCR shall be calculated as follows: $4.00 + [(10,000 - \text{the lot size}) \div$

10,000]. Please revise the CCR calculations accordingly. Reference: Section 134-893(b)(13)(a.)(1.)

- Revised accordingly. Sheet 1.

A variance for the angle of vision is required per Section 134-893(b)(6):

- Requested and revised accordingly. Sheet 3.

h. For the purposes of determining application of the building angle of vision, an accessory structure shall be considered part of the principal structure when it is separated from the principal structure by a distance of less than 25 feet. When an accessory structure is separated by a distance of 25 feet or more from the principal structure, it shall be treated as separate structure and individually subject to the building angle of vision.

- Partially Addressed: Measure the angle of vision from the edge of the trellises.
 - Revised. All affected sheets - Primarily sheets: 1,2,&3

g. Since the new pedestrian gate and columns, front the right-of-way and are located in the street side yard, height must be measured from the crown of road (not the adjacent grade). Please adjust the height measurements on sheet D1 accordingly which will prompt a small reduction in the height of the columns. Reference: Sections 134-1667 and 134-1668.

- Partially Addressed: The gate posts/columns not associated with a gate cannot exceed the height maximum. Also, ensure that site walls exceeding 4 feet in height and fronting adjacent streets provide the required 3-foot setback. Reference: Sections 134-1667 and 134-1668.
 - Gate and column height have been revised. See D1

h. The required setbacks on sheets 2 and 3 (which are correct) do not match the required setbacks listed on sheet L1. Please revise for consistency.

- Not Addressed: On sheets 2 and 3: The north and west frontages (North County Road and Seaspray Avenue) are depicted as having a 25-foot required setback. The south and east property lines have a 15-foot required setback. Please ensure the landscape plans are consistent with these required setbacks.
 - Setbacks have been revised.

i. On sheet 1, the previous pool location is depicted on the 'PROPOSED SITE CALCULATIONS' diagram. Please revise for consistency.

- Revised pool on open space diagrams.

j. Staircase demolition and reconstruction on the east side of the property was added to the scope of work. Since the staircase encroaches on the rear setback, a variance will be required. Alternatively, the staircase can be reconstructed in a manner that retains at least 50% of its structural elements.

- Staircase will retain 50% of its structural elements and will be rebuilt accordingly. Sheet 29

4. HISTORIC PRESERVATION

C. Staff does not support the composite cedar shake roofing that is proposed. A wood cedar shake may be appropriate if the applicant provides documentation showing that it was the original building material or a compatible roofing material for the period of construction and architectural style of the residence. The 09/23 narrative response letter indicates the Page 7 of 7 COA-24-0021 (ZON-24-0056) NTP applicant wishes to proceed with a wood cedar shake roof. Additional documentation was not provided to establish the appropriateness of this roofing material. Please clarify whether a wood or composite cedar shake is proposed.

- Cedar Shake is being proposed.

E. Please ensure arched door has accurate 6 panel lite patterns (drawn as 4) as it exists:

- Revised accordingly.

F. Staff recommends adding divided-light patterns to the full-view windows on the east elevation.

- Divided lites added. Please see elevations.
-

Sincerely,

Erik Broberg
Associate



Town of Palm Beach

Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com

Line #	Zoning Legend			
1	Property Address:	225 S. COUNTY RD. PALM BEACH FL, 33480		
2	Zoning District:	RB		
3	Lot Area (sq. ft.):	6598.46 SQ FT		
4	Lot Width (W) & Depth (D) (ft.):	63.77' N, 43.96' S, 122.50 E, 124.09 W		
5	Structure Type: (Single-Family, Multi-Family, Comm., Other)	Single-Family		
6	FEMA Flood Zone Designation:	Zone X		
7	Zero Datum for point of meas. (NAVD)	7.00' N.A.V.D.		
8	Crown of Road (COR) (NAVD)	7.05'		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	40%(1) 30%(2)	1,813.31 SQ FT	1813.31 SQ FT
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)		3,556 SQ FT	3,556 SQ FT
12	*Front Yard Setback (Ft.)	25'(1) 30'(2)(E)	15'-8"(1) 15'-8'(2)(E)	EXIST
13	* Side Yard Setback (1st Story) (Ft.)	25'-0"(N) 12'-6"(S)	27'-11"(N) 36'-1"(S)	EXIST
14	* Side Yard Setback (2nd Story) (Ft.)	10'(1) 15'(2)	37'-8"(N) 36'(S)	EXIST
15	*Rear Yard Setback (Ft.)	10'(1) 15'(2)	4'-8"(E)	EXIST
16	Angle of Vision (Deg.)	110 DEG	114 DEG	132 DEG
17	Building Height (Ft.)	14'(1) - 22'(2)	*8'-9"(1) 26'(3)	EXIST
18	Overall Building Height (Ft.)	22'(1) 30'(2)	*29'-2" (3)	EXIST
19	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
20	** Max. Fill Added to Site (Ft.)	2.42	EXIST	EXIST
21	Finished Floor Elev. (FFE)(NAVD)	11.89'	EXIST	EXIST
22	Base Flood Elevation (BFE)(NAVD)	7.00' N.A.V.D.	11.89' N.A.V.D.	11.89' N.A.V.D.
23	Landscape Open Space (LOS) (Sq Ft and %)	2,969 SQ FT (45%)	3,273 SQ FT (49%)	2,990 SQ FT (45.3%)
24	Perimeter LOS (Sq Ft and %)	1,484 SQ FT (50%)	2,084 SQ FT	2,215 SQ FT (70.5%)
25	Front Yard LOS (Sq Ft and %)	613 SQ FT (40%)	1,540 SQ FT (99.8%)	1,094 SQ FT (70.9%)
26	*** Native Plant Species %	Please refer to TOPB Landscape Legend.		

* Indicate each yard area with cardinal direction
(N,S,E,W)

** Difference of Fin. Floor Elev. (FFE) and
highest Crown of Rd (COR) divided by two. (FFE -
COR) / 2 = Max. Fill [\(Sec. 134-1600\)](#)

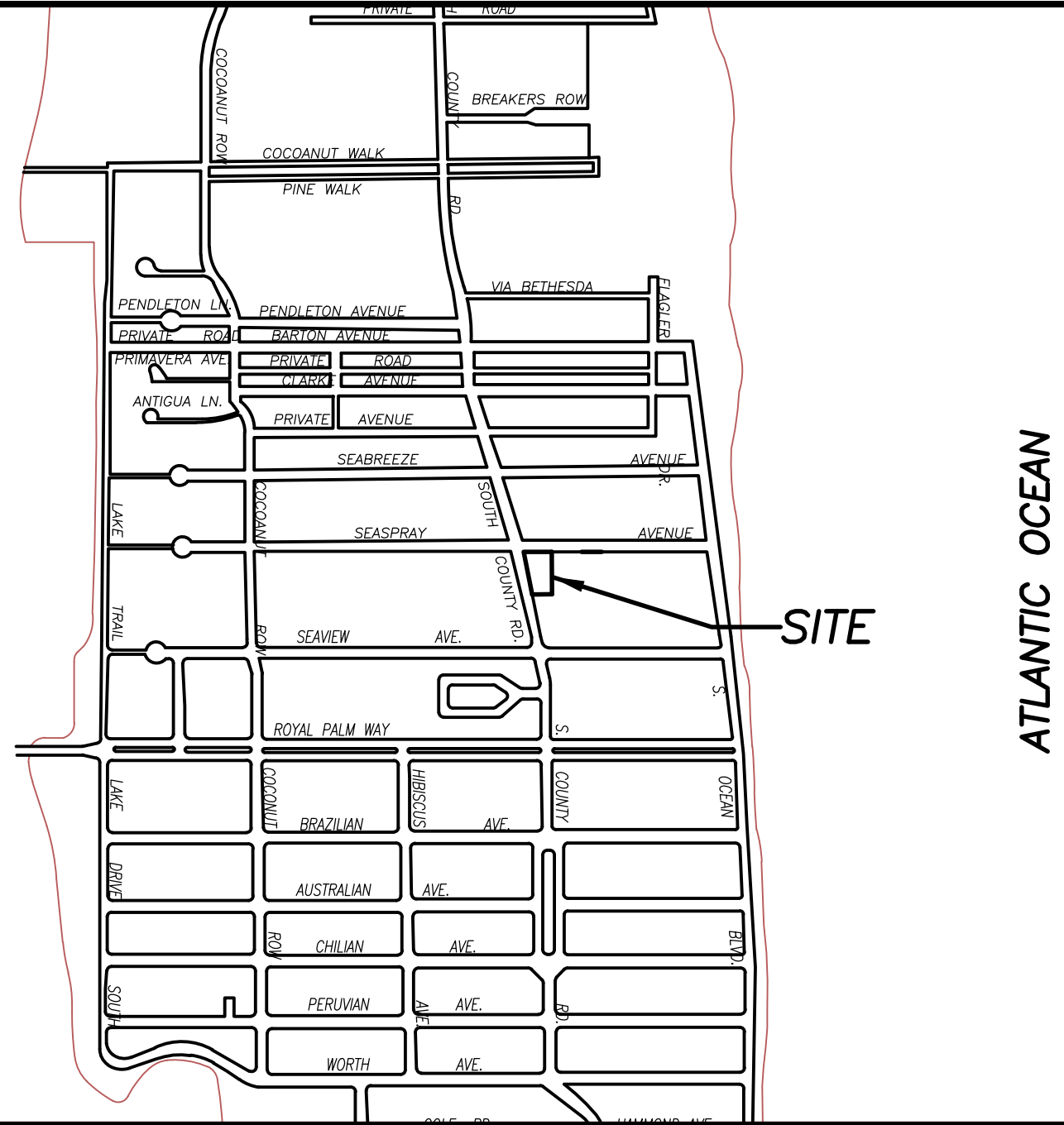
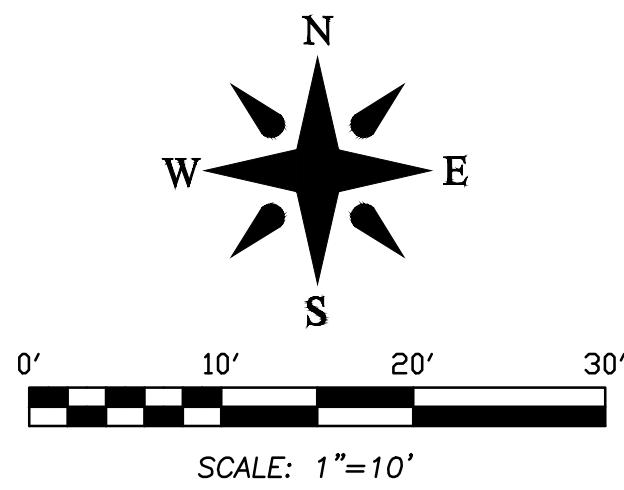
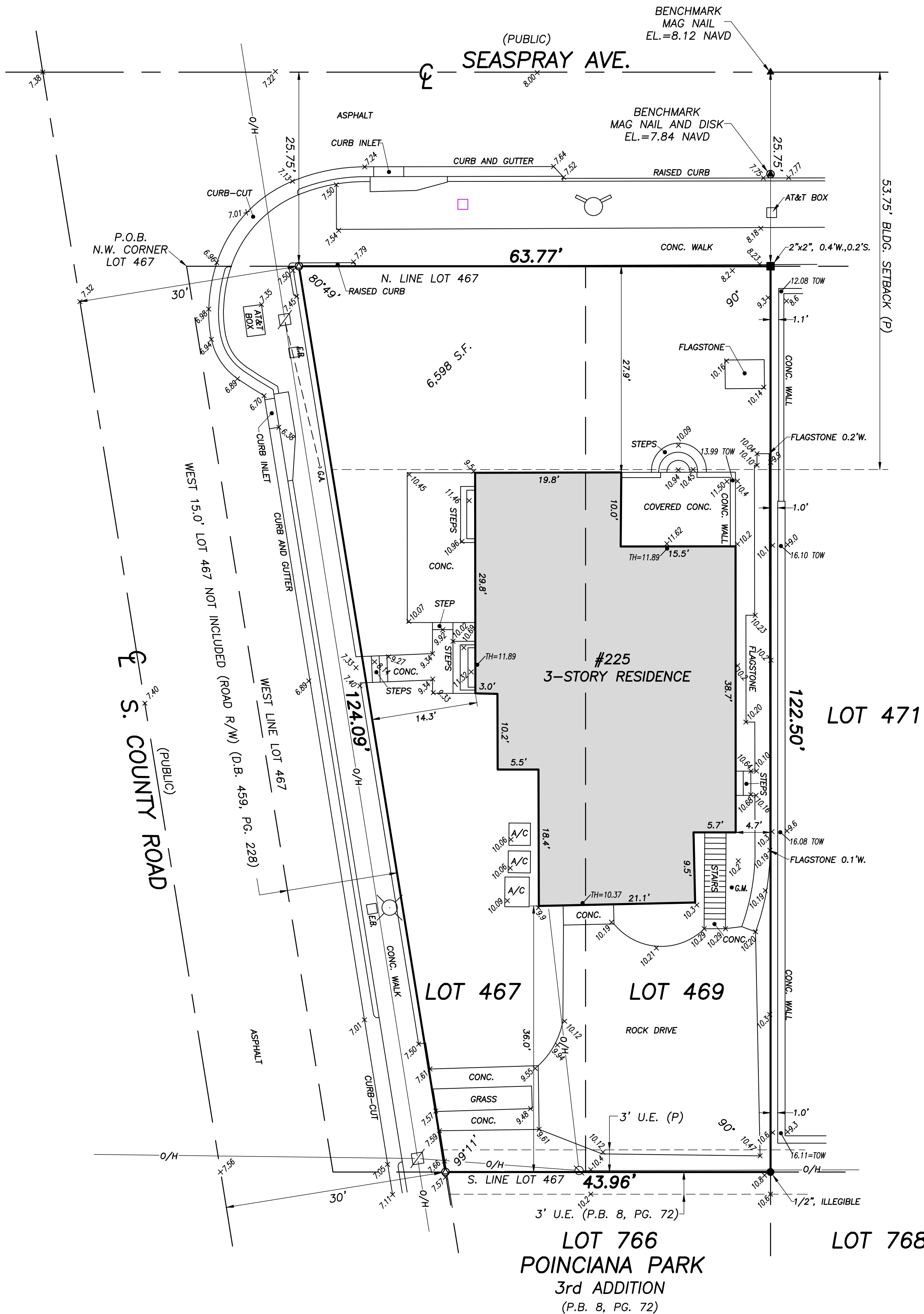
*** Provide Native plant species info per
category as required by [Ord. 003-2023](#) on
separate TOPB Landscape Legend

Enter N/A if value is not applicable.
Enter N/C if value is not changing.

REV BF 20230626

LEGEND

- A = ARC LENGTH
A/C = AIR CONDITIONING
A.E. = ACCESS EASEMENT
A.K.A. = ALSO KNOWN AS
ASPH. = ASPHALT
BLDG. = BUILDING
B.M. = BENCHMARK
B.O.C. = BACK OF CURB
B.O.W. = BACK OF WALK
(C) = CALCULATED
CATV = CABLE ANTENNA TELEVISION
C.B. = CHORD BEARING
C.B.S. = CONCRETE BLOCK STRUCTURE
C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE
CH = CHORD
C.L.F. = CHAIN LINK FENCE
CL.R. = CLEAR
C.M.P. = CORRUGATED METAL PIPE
CONC. = CONCRETE
(D) = DESCRIPTION DATUM
D.B. = DEED BOOK
D.E. = DRAINAGE EASEMENT
D.H. = DRILL HOLE
E.B. = ELECTRIC BOX
EL. = ELEVATION
ENC. = ENCROACHMENT
E.O.P. = EDGE OF PAVEMENT
E.O.W. = EDGE OF WATER
ESMT = EASEMENT
F.F. = FINISH FLOOR
FND. = FOUND
G.A. = GUY ANCHOR
G.M. = GAS METER
INV. = INVERT
I.T.W.C.D. = INDIAN TRAIL WATER CONTROL DISTRICT
L.A.E. = LIMITED ACCESS EASEMENT
L.B. = LICENSE BOARD
L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT
(M) = FIELD MEASUREMENT
M.H. = MANHOLE
M.H.W.L. = MEAN HIGH WATER LINE
M.L.W.L. = MEAN LOW WATER LINE
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
N.P.B.C.I.D. = NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
N.T.S. = NOT TO SCALE
O.A. = OVERALL
O.D. = OUTSIDE DIAMETER
O/H = OVERHEAD UTILITY LINE
O.R.B. = OFFICIAL RECORD BOOK
P. = PLANTER
(P) = PLAT DATUM
P.B. = PLAT BOOK
P.B.C. = PALM BEACH COUNTY
P.C. = POINT OF CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
P.C.P. = PERMANENT CONTROL POINT
PG. = PAGE
P.I. = POINT OF INTERSECTION
P/O. = PART OF
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.R.C. = POINT OF REVERSE CURVATURE
P.R.M. = PERMANENT REFERENCE MONUMENT
PROP. = PROPOSED
P.T. = POINT OF TANGENCY
P.V.M.T. = PAVEMENT
(R) = RADIAL
R. = RADIUS
RGE. = RANGE
R.P.B. = ROAD PLAT BOOK
R/W. = RIGHT OF WAY
(S) = SURVEY DATUM
S.B. = SETBACK
SEC. = SECTION
S.D. = SUBDIVISION
S.F. = SQUARE FEET
S.F.W.M.D. = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D. = SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R. = STATE ROAD
STA. = STATION
STY. = STORY
TH. = THRESHOLD ELEVATION
T.O.B. = TOP OF BANK
TOW. = TOP OF WALL ELEVATION
TWP. = TOWNSHIP
TYP. = TYPICAL
U.C. = UNDER CONSTRUCTION
U.E. = UTILITY EASEMENT
U.R. = UNRECORDED
W.C. = WITNESS CORNER
W.M.E. = WATER MANAGEMENT EASEMENT
W.M.M.E. = WATER MANAGEMENT MAINTENANCE EASEMENT
W.M.T. = WATER MANAGEMENT TRACT
= BASELINE
= CENTERLINE
= CENTRAL ANGLE/Delta
= CONCRETE MONUMENT FOUND (AS NOTED)
= CONCRETE MONUMENT SET (LB #8598)
= ROD & CAP FOUND (AS NOTED)
= 5/8" ROD & CAP SET (LB #8598)
= IRON PIPE FOUND (AS NOTED)
= IRON ROD FOUND (AS NOTED)
= NAIL FOUND
= NAIL & DISK FOUND (AS NOTED)
= MAG NAIL & DISK SET (LB #8598)
= PROPERTY LINE
= UTILITY POLE
= FIRE HYDRANT
= WATER METER
= WATER VALVE
= LIGHT POLE
= PINE TREE
= SABAL PALM



VICINITY SKETCH N.T.S.

BOUNDARY SURVEY FOR:

SPHINX PROPERTIES, LLC

This survey is made specifically and only for the following party for the purpose of a closing on the surveyed property.

Sphinx Properties, LLC
Daniel Tanious
Ross Felty, a Real Estate Law Firm
Old Republic National Title Insurance Company

The undersigned surveyor assumes no responsibility or liability for any other purpose or to any other party other than stated above.

PROPERTY ADDRESS:
225 S. County Road
Palm Beach, FL 33480

LEGAL DESCRIPTION:
Lots 467 and 489, Poinciana Park 2nd Addition, according to the plat thereof as recorded in Plat Book 6, Page, 86, Public Records of Palm Beach County, Florida.

LESS AND EXCEPT the following:
BEGINNING at the Northwest corner of Lot 467, run East along the North line of said Lot 467 to the intersection with a line parallel to the center line of the county road and 30 feet therefrom;
thence Southeasterly along a line parallel to the center line of the county road and 30 feet therefrom to the intersection with the South line of said Lot 467;
thence West along the South line of said Lot 467 to the intersection with the West line of said Lot 467;
thence Northwesterly along the West Line of said Lot 467 to the POINT OF BEGINNING.

TITLE COMMITMENT REVIEW						
CLIENT: Sphinx Properties, LLC, a Mississippi limited liability company		COMMITMENT NO. : 1480111A3	DATE: 02/01/24			
REVIEWED BY: James G. Peden Jr.		JOB NO. : 198776-SE				
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT-ABLE	DOES NOT AFFECT	NOT A SURVEY MATTER
1-4	N/A	Standard Exceptions.				•
5	PB 6, PG 86	All matters contained on the Plat of Poinciana Park 2nd Addition.	•			
6	D.B. 459, PG 228	Easement.	•			
7	N/A	Standard Exceptions.				•

CERTIFICATION:
I HEREBY ATTEST that the survey shown hereon conforms to the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.

DATE OF LAST FIELD SURVEY: 3/8/2024

James G. Peden Jr.
Professional Surveyor and Mapper
Florida Certificate No. 6122

REVISIONS
09/12/24; ADDED ELEVATIONS; B.M./B.M.; 218405-SE-1; SURPASS
09/04/24 SPOT ELEVATIONS B.M./M.B.

BOUNDARY SURVEY FOR:

SPHINX PROPERTIES, LLC



FIELD: B.M.	JOB NO: 218405	F.B: PB360 PG. 8
OFFICE: M.B.	DATE: 3/8/24	DWG. NO. 218405-SE-1
C'K'D: J.P.	REF: 198776.DWG	SHEET 1 OF 1

SITE DATA

ZONING:

YEAR BUILT:

ACRES:

LOT CVRG:

ENCLOSED SF:

SITE SF:

BUILDER:

RB ZONING

1924

0.1514

1,813 SQ FT

3,556 SQ FT

6595 SQ FT

CITY BUILDERS

MAIN HOME

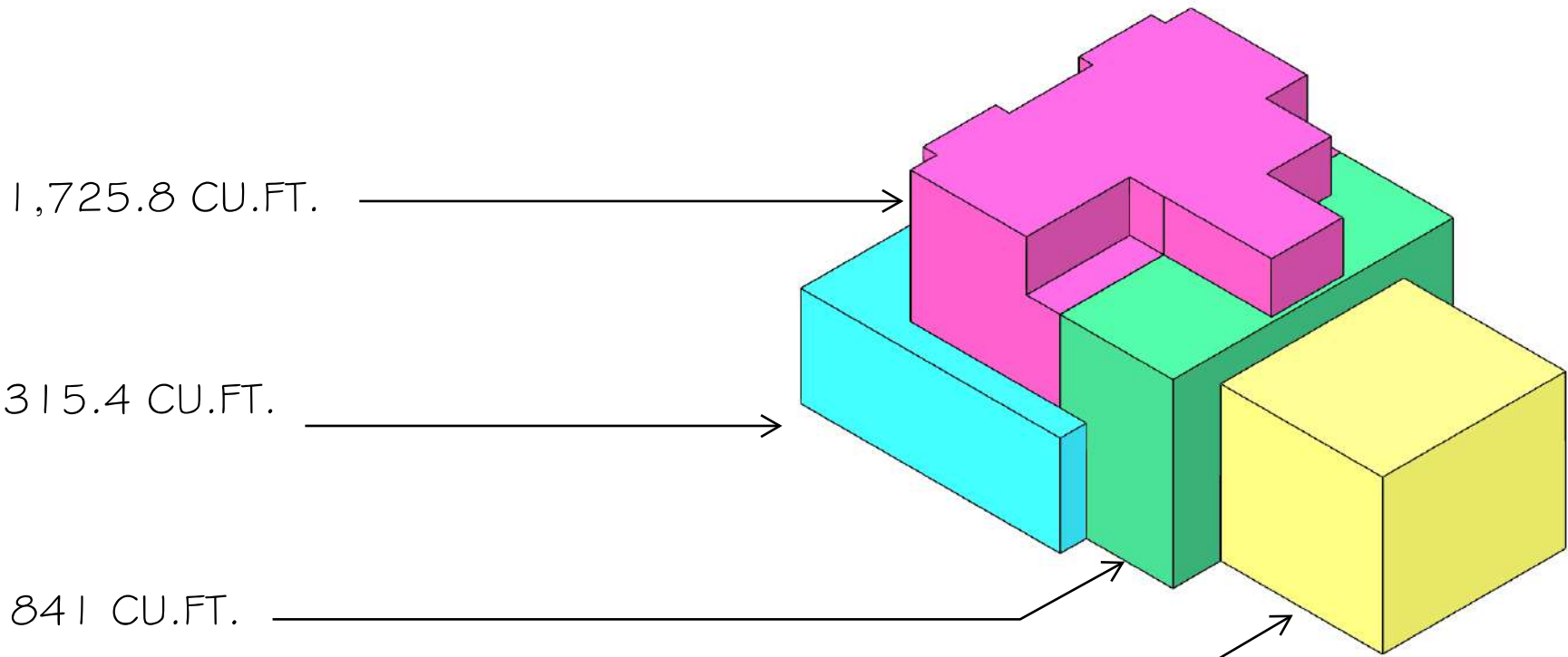
3,556 SQ. FT. @ 9' = 32,004 CU. FT. (THREE STORY STRUCTURE)

TOTAL CUBIC FEET = 32,004 CU. FT. / 6,598.46 SQ. FT. = 4.85 CCR

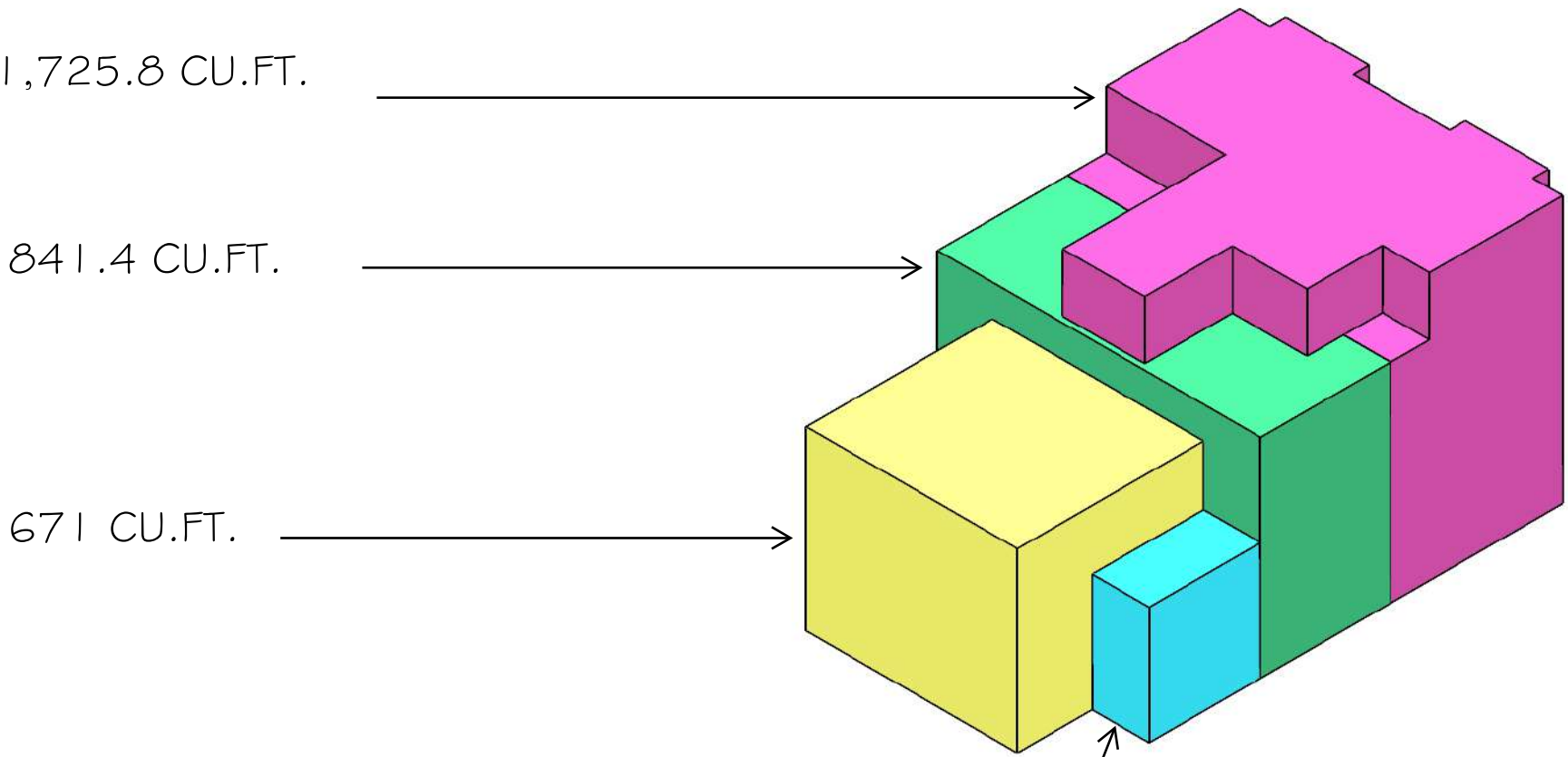
MAX ALLOWABLE CCR: 4.0 + ((10,000 - 6,600) / 10,000)) = 4.34 CCR

MAX ALLOWABLE CUBIC FEET: 4.34 X 6,600 = 28,644 CU. FT. MAX

32,004 CU. FT. MAX - 29,337 CU. FT. = -2,667 CU. FT. REMAINING

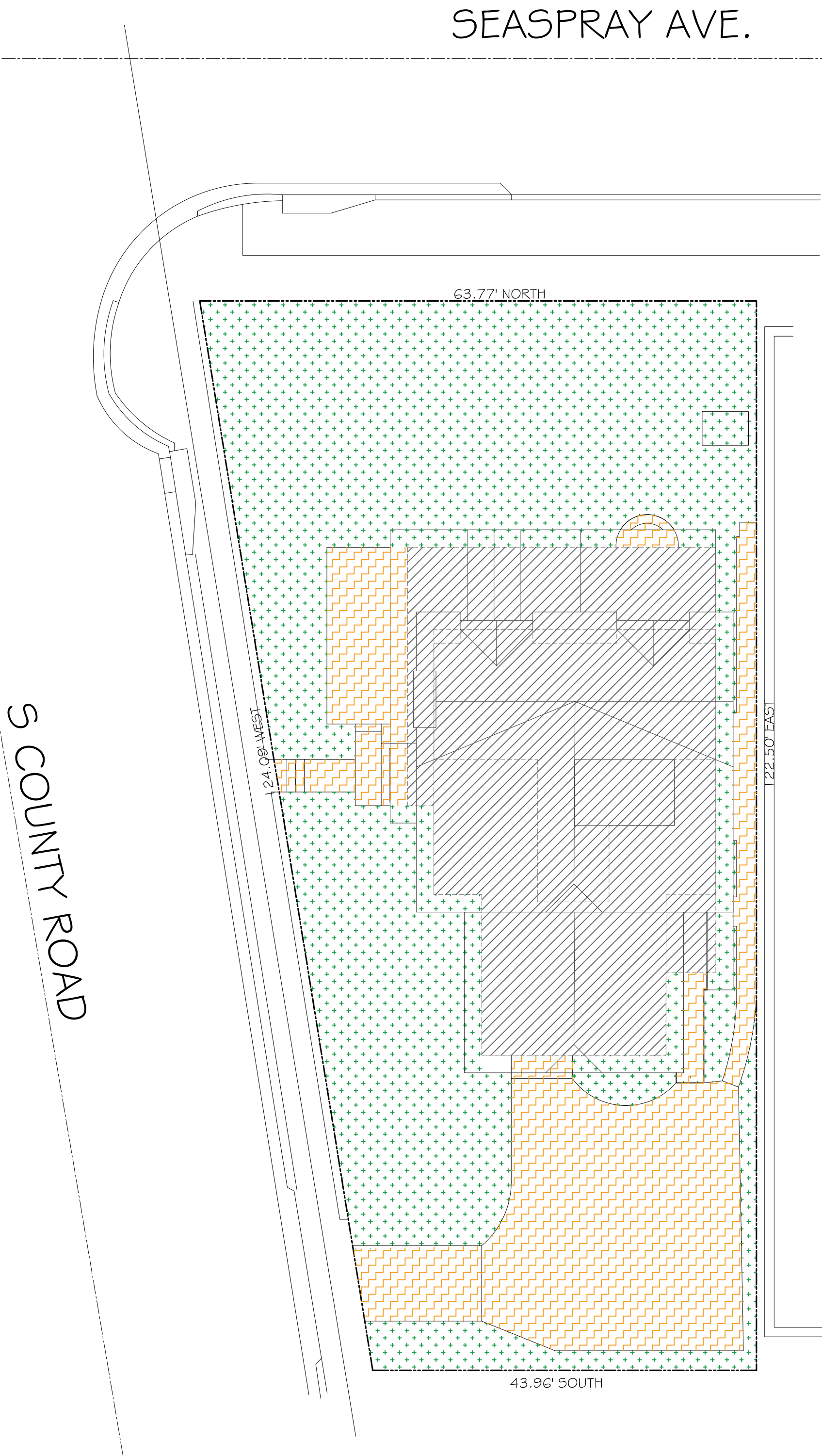


TOTAL: 3556 CU. FT.



TOTAL: 3556 CU. FT.

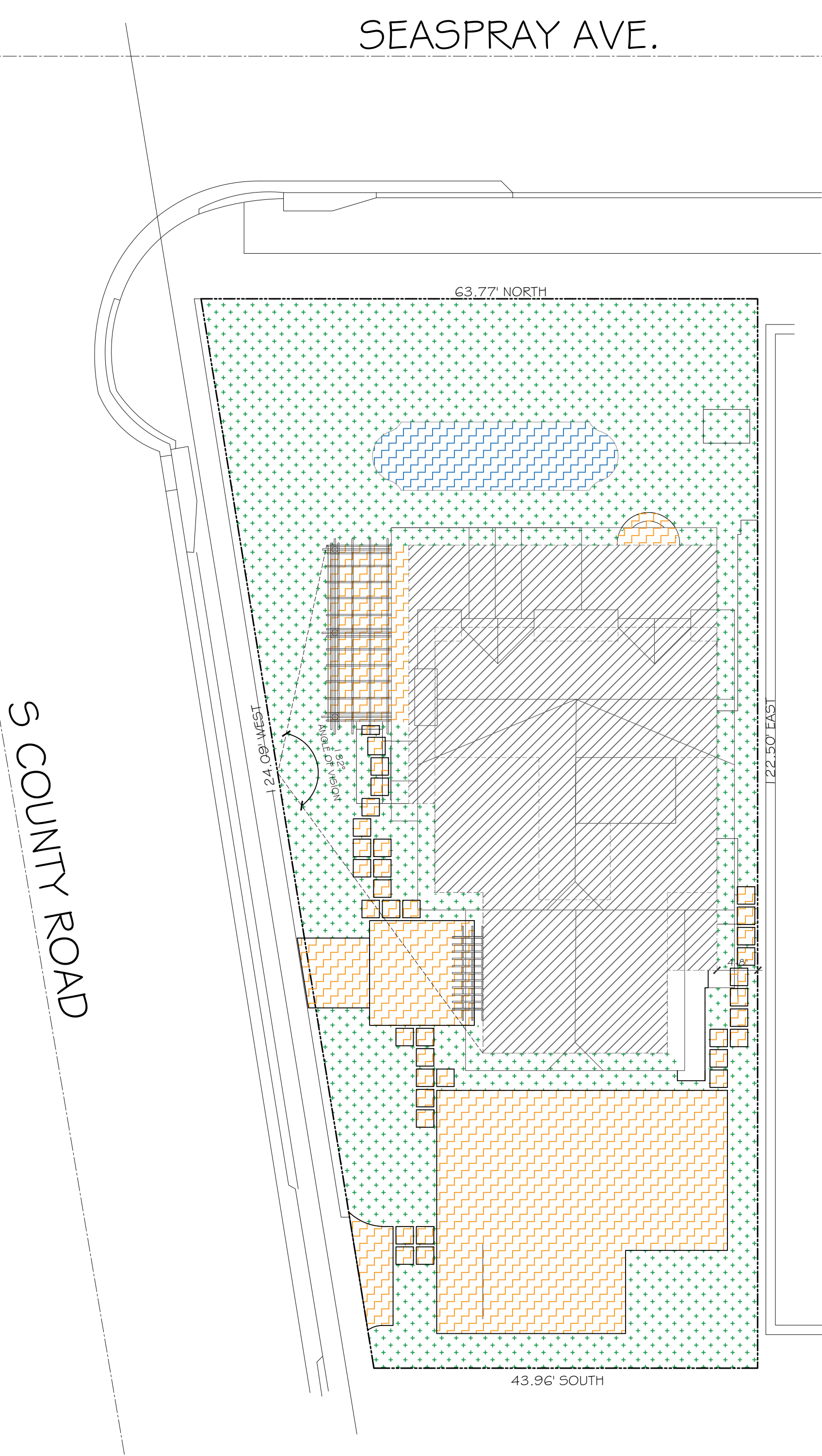
	LOT COVERAGE	1813.31 SF	27.5%
	OPEN SPACE	3338.05 SF	50.61%
	HARDSCAPE / POOL	1440.74 SF	21.84%
		6595 SF	100%



	LOT COVERAGE	1813.31 SF	27.5%
	OPEN SPACE	3338.05 SF	50.61%
	HARDSCAPE / POOL	1440.74 SF	21.84%
		6595 SF	100%

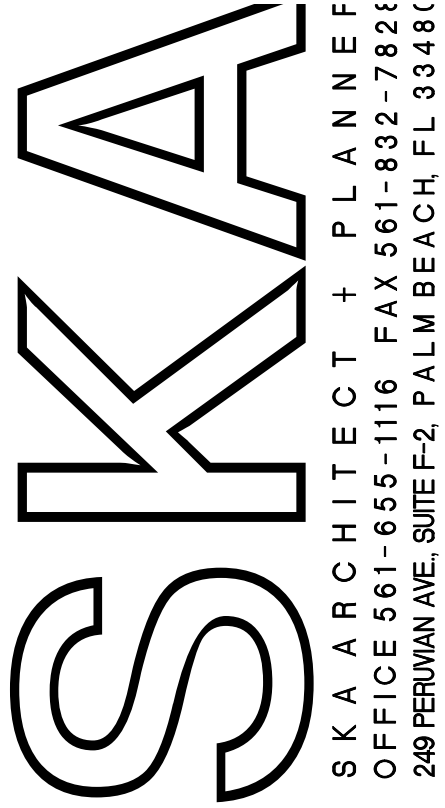
EXISTING SITE CALCULATIONS
SCALE: 3/32" = 1' = 0"

	LOT COVERAGE	1813.31 SF	27.5%
	OPEN SPACE	3178.21 SF	48.19%
	HARDSCAPE / POOL	1600.58 SF	24.27%
		6595 SF	100%



	LOT COVERAGE	1813.31 SF	27.5%
	OPEN SPACE	3178.21 SF	48.19%
	HARDSCAPE / POOL	1600.58 SF	24.27%
		6595 SF	100%

PROPOSED SITE CALCULATIONS
SCALE: 3/32" = 1' = 0"



CONSULTANT:

PROPOSED RESIDENCE FOR:
TANIOUS RESIDENCE
225 S. COUNTY ROAD
PALM BEACH, FLORIDA 33480



REVISIONS:



SHEET NUMBER:

1

ISSUE 12-04-24
DATE:
JOB #COA-24-0021
ZON-24-0056

SKA ARCHITECT + PLANNERS
OFFICE 561-655-1116 FAX 561-832-7828
249 PERUVIAN AVE., SUITE F-2, PALM BEACH, FL 33480

PROPOSED RESIDENCE FOR:
TANIOUS RESIDENCE
225 S. COUNTY ROAD
PALM BEACH, FLORIDA 33480

Digitally signed
by Patrick W
Segraves
Date:
2024.12.04
3:56:54-05'00'



ISSUE 12-04-24
DATE:
JOB #COA-24-0021
ZON-24-0056

Sec. 134-1576. - Corner lots.

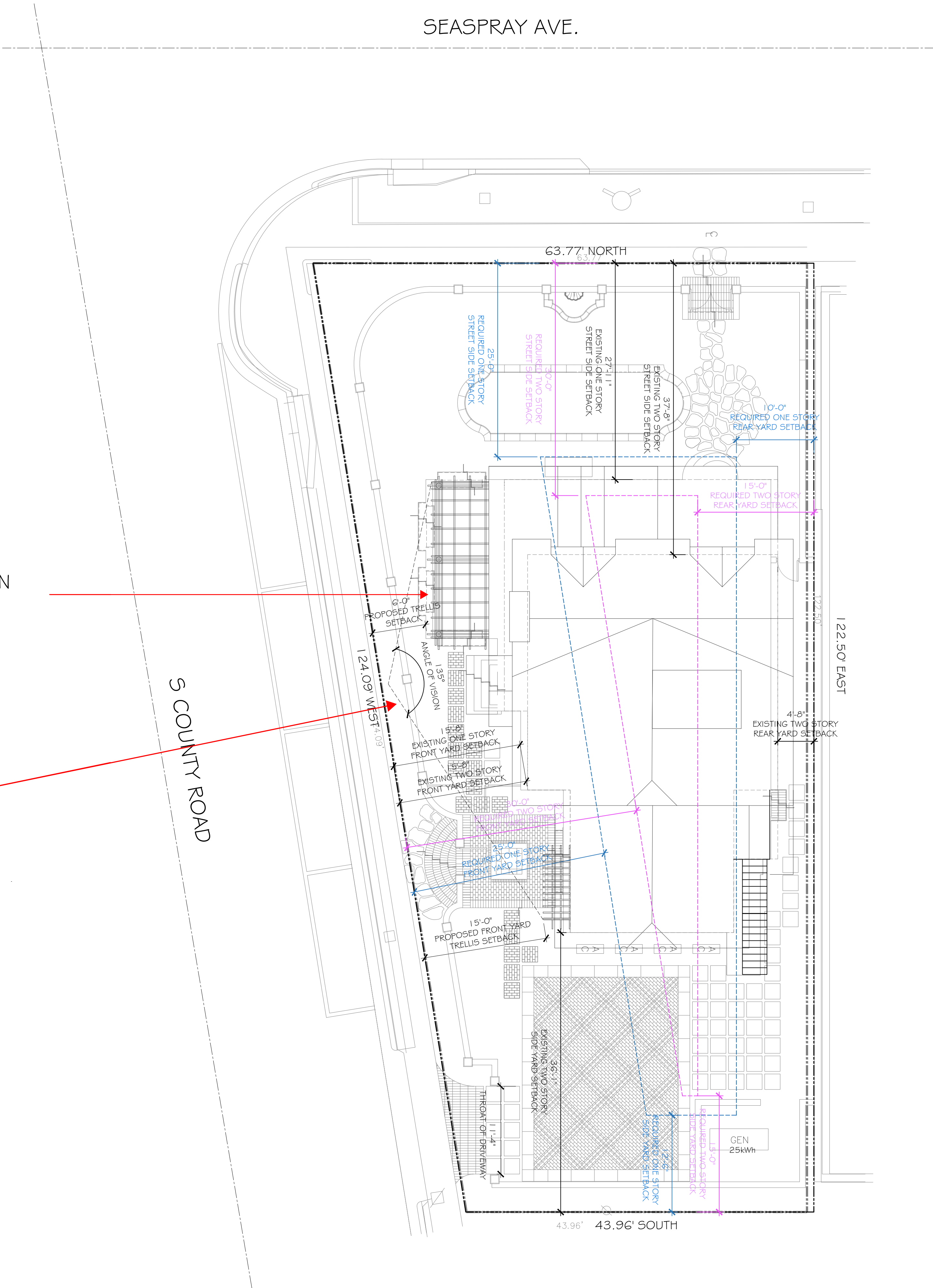
In the R-B district, the required street side yard setback for the first story shall be 25 feet except that a one-story garage shall be set back at least 18 feet, any second story portion of the structure shall be set back at least 30 feet.

Section 134-893(b)(6)

No portion of any individual building shall extend beyond a line drawn from the front property line 50 degrees either side of a line drawn perpendicular or radial to the front yard property line. For lots exceeding the minimum required width, the base angle of vision (50 degrees on either side of the line) shall be increased by two degrees for each ten feet of increased lot width over the minimum up to a maximum additional width of 40 feet in the R-B district.

VARIANCE 1:
ORIGINAL TRELLIS TO BE
REBUILT IN SAME LOCATION
AND STYLE AS ORIGINAL.
PROPOSED OVER FRONT
SETBACK

VARIANCE 2:
132 DEG ANGLE
OF VISION.



VARIANCE DIAGRAM
SCALE: 1/8" = 1'-0"

CONSULTANT:

PROPOSED RESIDENCE FOR:
TANIOUS RESIDENCE
225 S. COUNTY ROAD
PALM BEACH, FLORIDA 33480

Drawn by: Patrick W. Brown
Checked by: Patrick W. Brown
Date: 12-04-24
12-20-24 05:00

REVISIONS:

△
△
△
△

SHEET NUMBER:

3

ISSUE DATE: 12-04-24
JOB #COA-24-0021
ZON-24-0056



CONTEXTUAL SITE PLAN
SCALE: 1/32" = 1'-0"

CONSULTANT:

PROPOSED RESIDENCE FOR:
TANIOUS RESIDENCE
225 S. COUNTY ROAD
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181

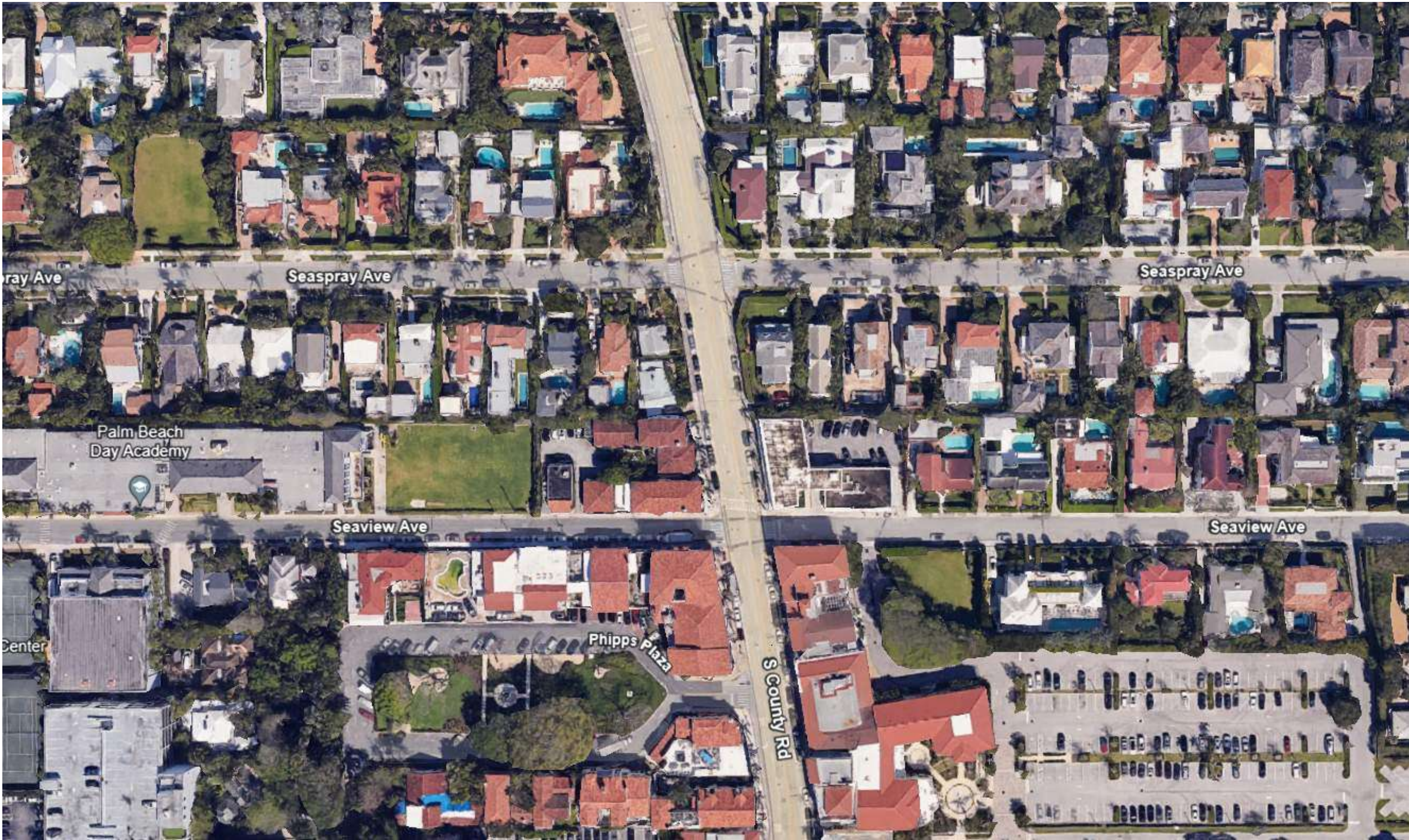
REVISIONS:

- △
- △
- △
- △

SHEET NUMBER:

4

ISSUE 12-04-24
DATE:
JOB #COA-24-0021
ZON-24-0056

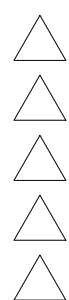


CONSULTANT:

PROPOSED RESIDENCE FOR:
TANIOUS RESIDENCE
225 S. COUNTY ROAD
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181

REVISIONS:

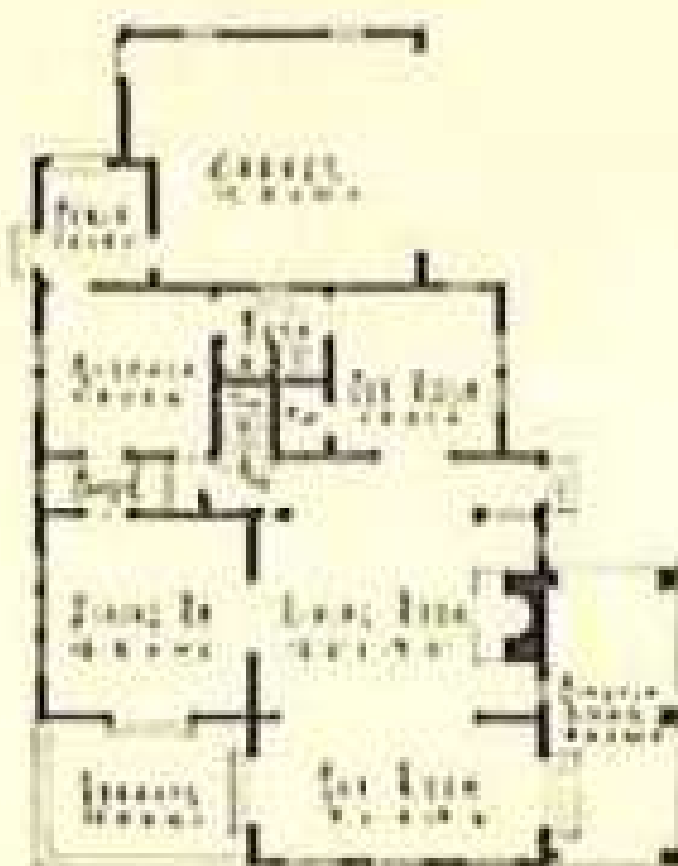


SHEET NUMBER:

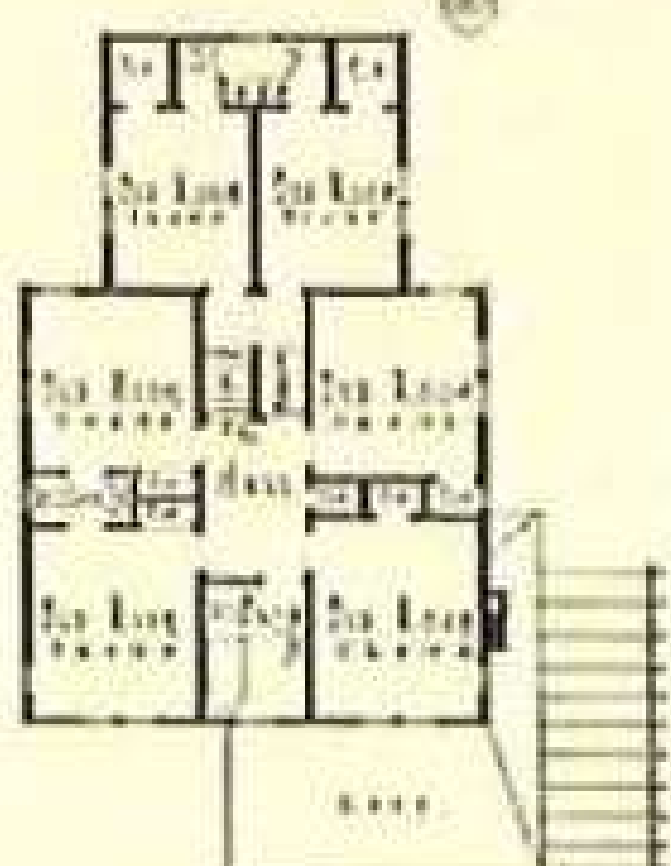
5

ISSUE DATE: 12-04-24
JOB #COA-24-0021
ZON-24-0056





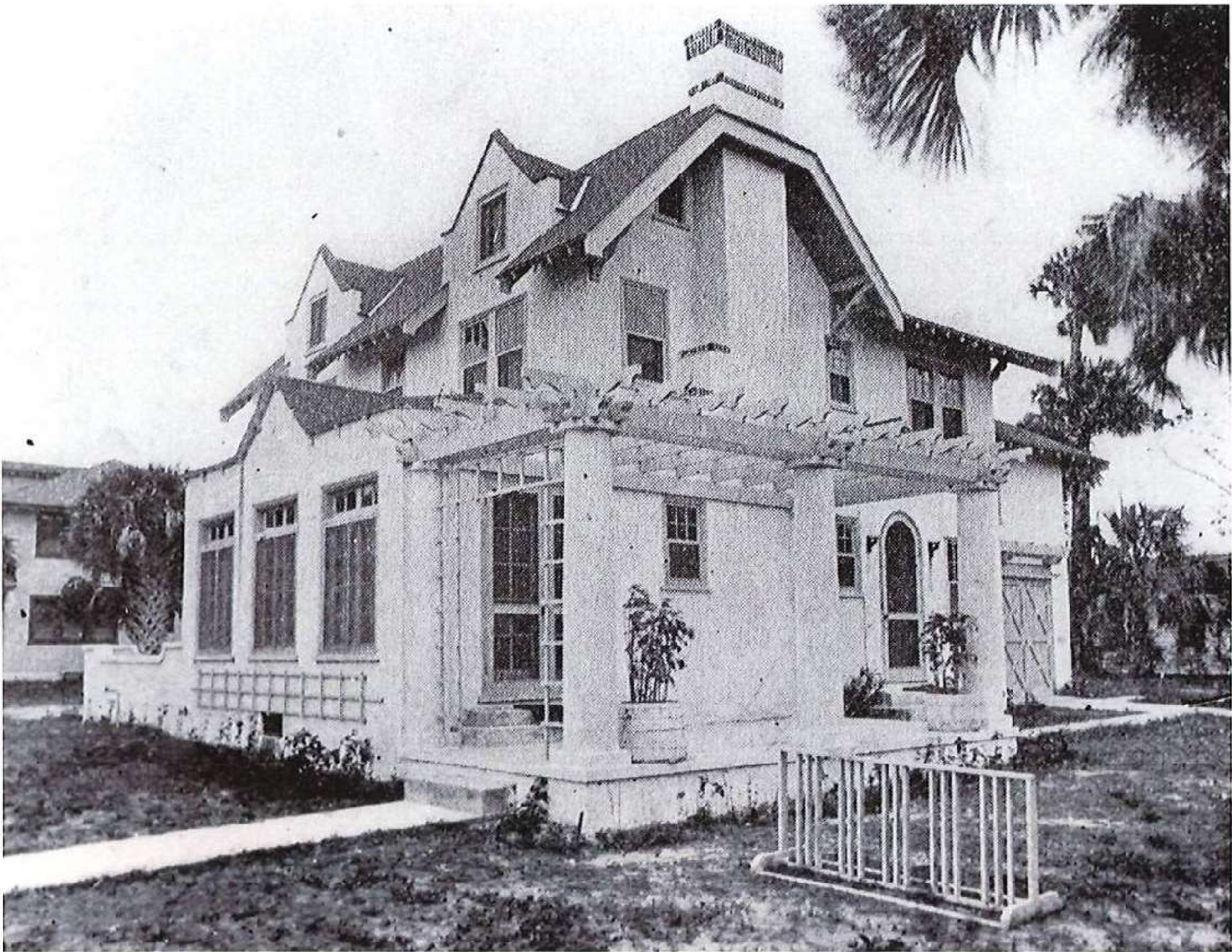
First Floor



Second Floor

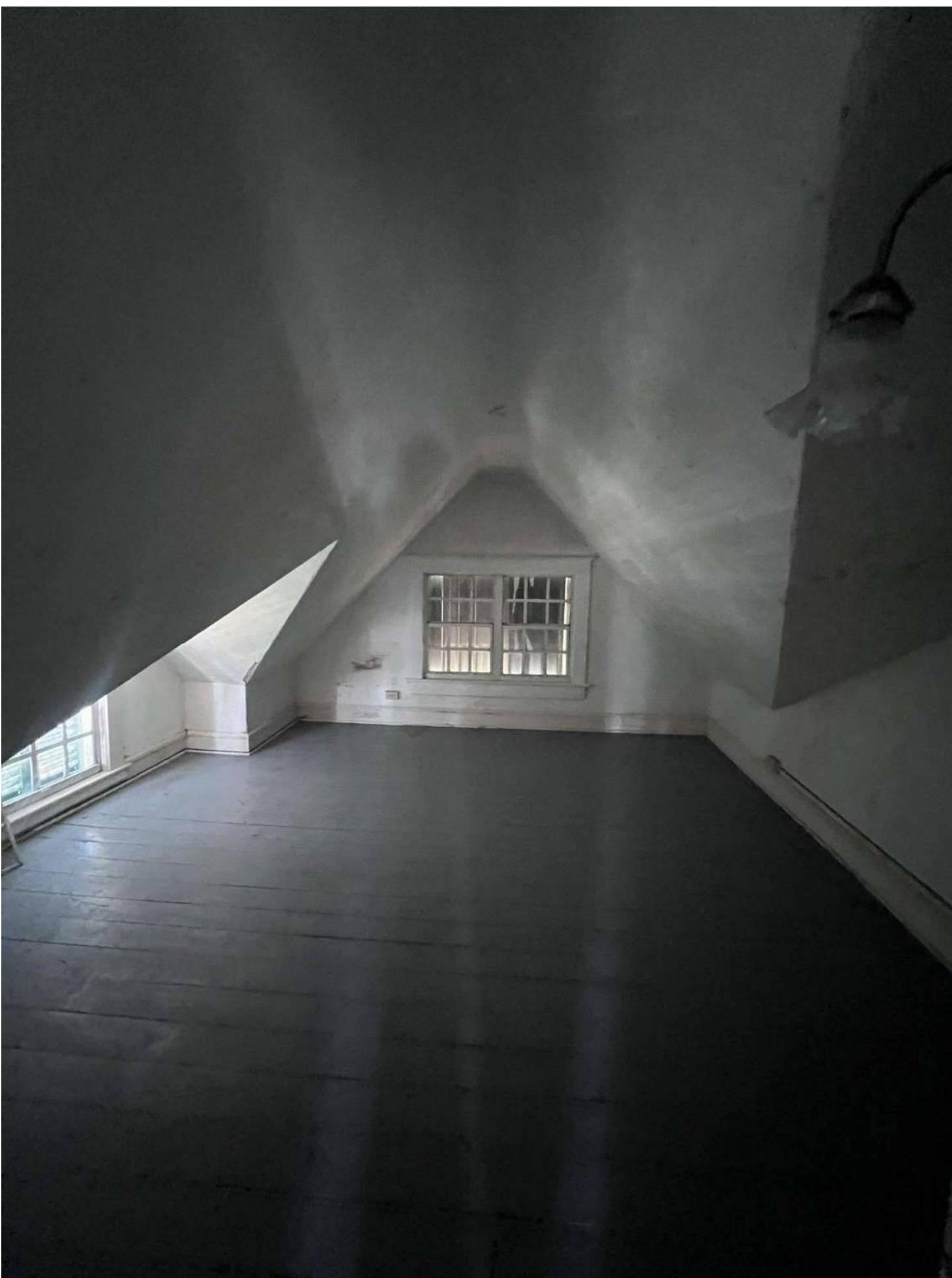
Lots 467-9 Corner Sea Spray Avenue and County Road

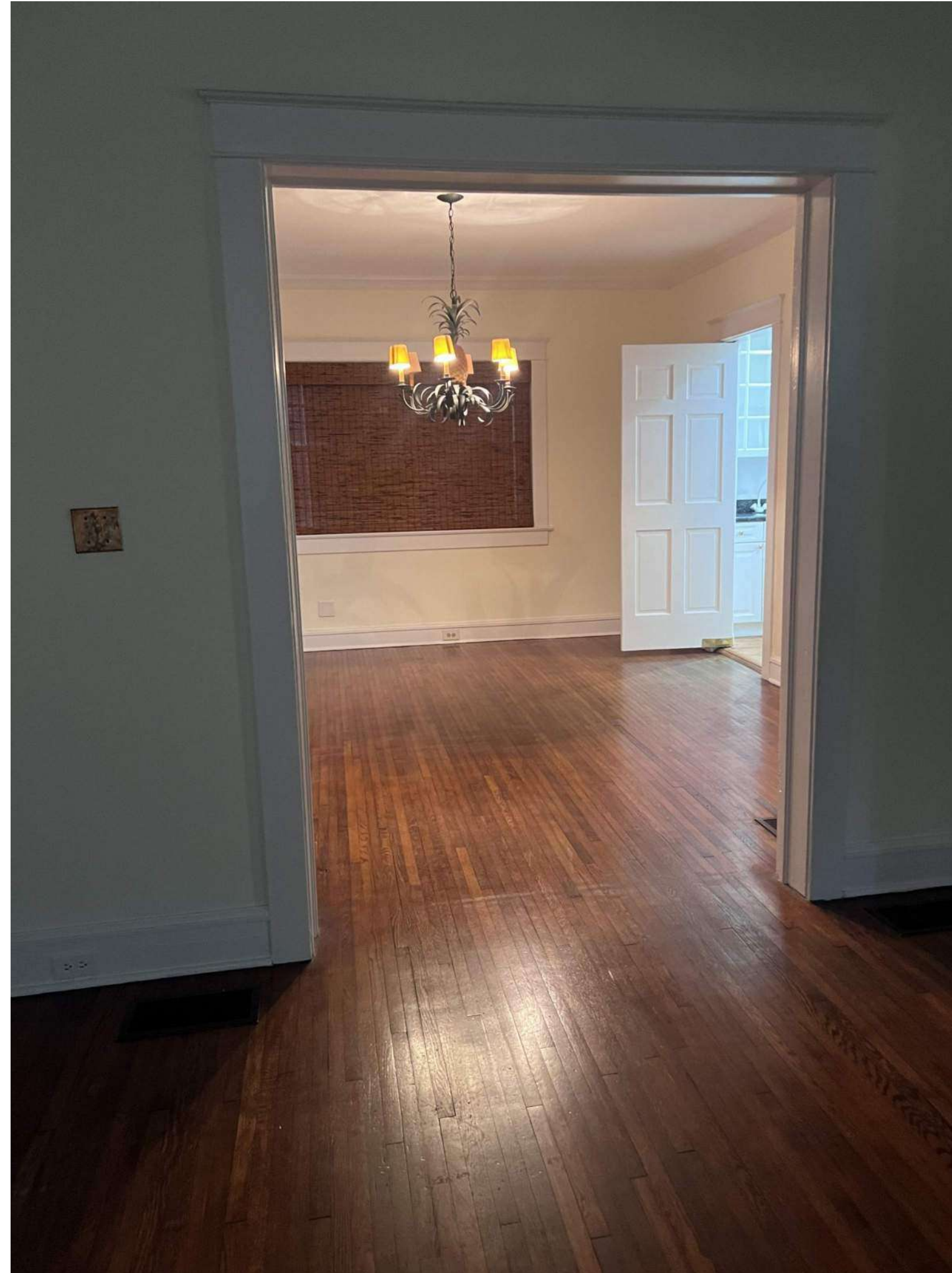
A RATHER unattractive picture of a house, located in the Ocean Block, which we strongly recommend as a winter residence. Here we offer another popular plan with many distinctive features. There are seven bedrooms, including downstairs bedroom for servants, each provided with spacious closets, two complete baths with tubs, another bath with shower, and an additional lavatory. Further study of these floor plans will reveal a liberal living room, with fireplace, and sun parlor which opens on a terrace. Being located on a corner, easy access is obtained to the two car garage attached to rear of house. It was our desire when planning this cottage to build something peculiarly adapted to the seashore and in which there would be included every requisite for comfort. As is the case with several other of the houses pictured on this page, the grounds have been beautified with flowers and shrubbery since the photos were taken. You will find it difficult to obtain a more desirable home for lease.











WINDOW MUNTIN PHOTOS



06 -07



08



09



01



02



04



05



10

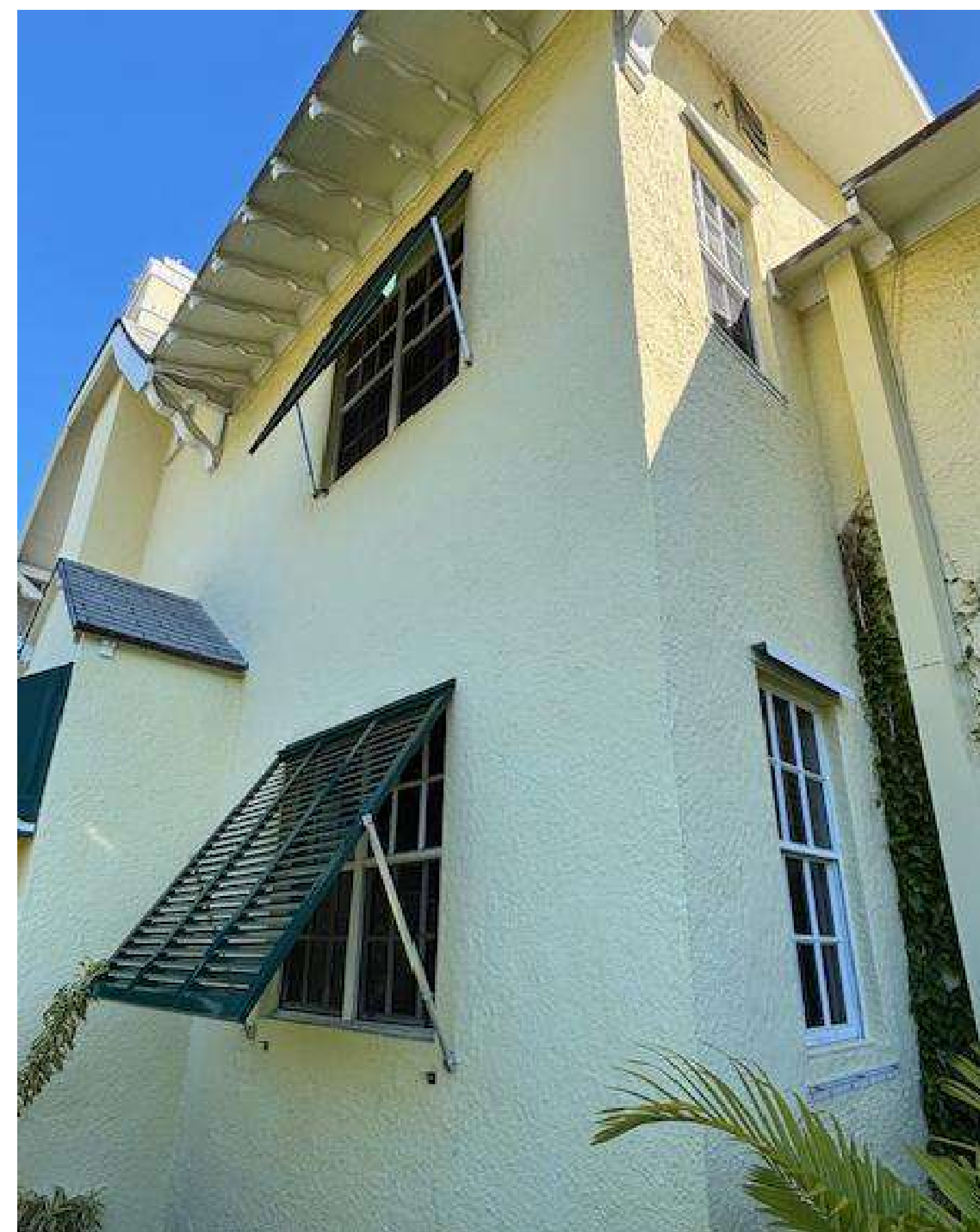
WINDOW MUNTIN PHOTOS



NORTH FACADE



SOUTH FACADE



SOUTH + WEST FACADE DETAIL
#1s 03-08

WINDOW MUNTIN PHOTOS



09



06



07



08



01



02



03



04



05



ROOF:
CEDAR SHAKE
COLOR: TBD
MFR: TBD

SW 6224

Mountain Air

FULL DETAILS

Cool and fresh this bright, green blue pastel is just the burst of pleasant calm your bedroom needs. Pair with a white like Pure White for refreshing effect.

Get this color in a:

Color Sample

Paint Sample

Interior Paint

Exterior Paint

BODY OF HOUSE COLOR:
MOUNTAIN AIR
MFR: SHERWIN WILLIAMS

SW 6244

Neutral Ground

FULL DETAILS

White undertones make this warm white feel like home. A lovely shade in bathrooms and living rooms. Pair it with Honed Soapstone for a cozy, neutral palette.

Get this color in a:

Color Sample

Paint Sample

Interior Paint

Exterior Paint

TRIM COLOR:
NEUTRAL GROUND
MFR: SHERWIN WILLIAMS



White Gallery

HGSW4022

Color Information

FAMILY	UNDERTONE	LRV
White	Warm	84.0
RGB	HEX	
245, 242, 235	#F5D7C9	

TRIM COLOR:
WHITE GALLERY
MFR: SHERWIN WILLIAMS

TRELLIS COLOR:
WHITE GALLERY
MFR: SHERWIN WILLIAMS

SIERRA
PACIFIC
WINDOWS

Smooth as silk operation thanks to standard modern stainless steel ball bearing rollers and fully adjustable design.

French style is standard with extra wide stiles and 7-1/2" bottom roll.

2 point locking hardware for maximum security.

Available in 3" wide continuous sill widths.

Can withstand hurricane force winds with an impressive structural performance rating of PG 35 (+35/-35) up to a 3" wide 12'0" x 8'0".

Satin Nickel FeelSafe patio door handles feature a special PVD coastal finish to keep their good looks.

Champagne

Antique Brass

Bright Brass PVD

Brushed Chrome

Polished Chrome

Oil Rubbed Bronze PVD

White

Satin Nickel PVD

Matte Black

Optional Footbolt

WINDOWS / DOOR:
SIERRA PACIFIC FEELSAFE
COLOR: TBD
CLAD ALUMINUM

ENLARGED COLORED NORTH FACADE
SCALE: N.T.S.

NEW TRELLIS TO MATCH ORIGINAL

MATERIAL:
PAINTED WOOD
COLOR: WHITE GALLERY

ENLARGED TRELLIS DETAIL
SCALE: N.T.S.

SKA
SKA ARCHITECT + PLANNER
OFFICE 561-655-1116 FAX 561-832-7828
249 PERMAN AVE, SUITE F-2, PALM BEACH, FL 33480

CONSULTANT:

PROPOSED RESIDENCE FOR:
TANIOUS RESIDENCE
225 S. COUNTY ROAD
PALM BEACH, FLORIDA 33480

Digitally signed by Patricia S. ...
2024.10.04
13:50:59 -0500

REVISIONS:

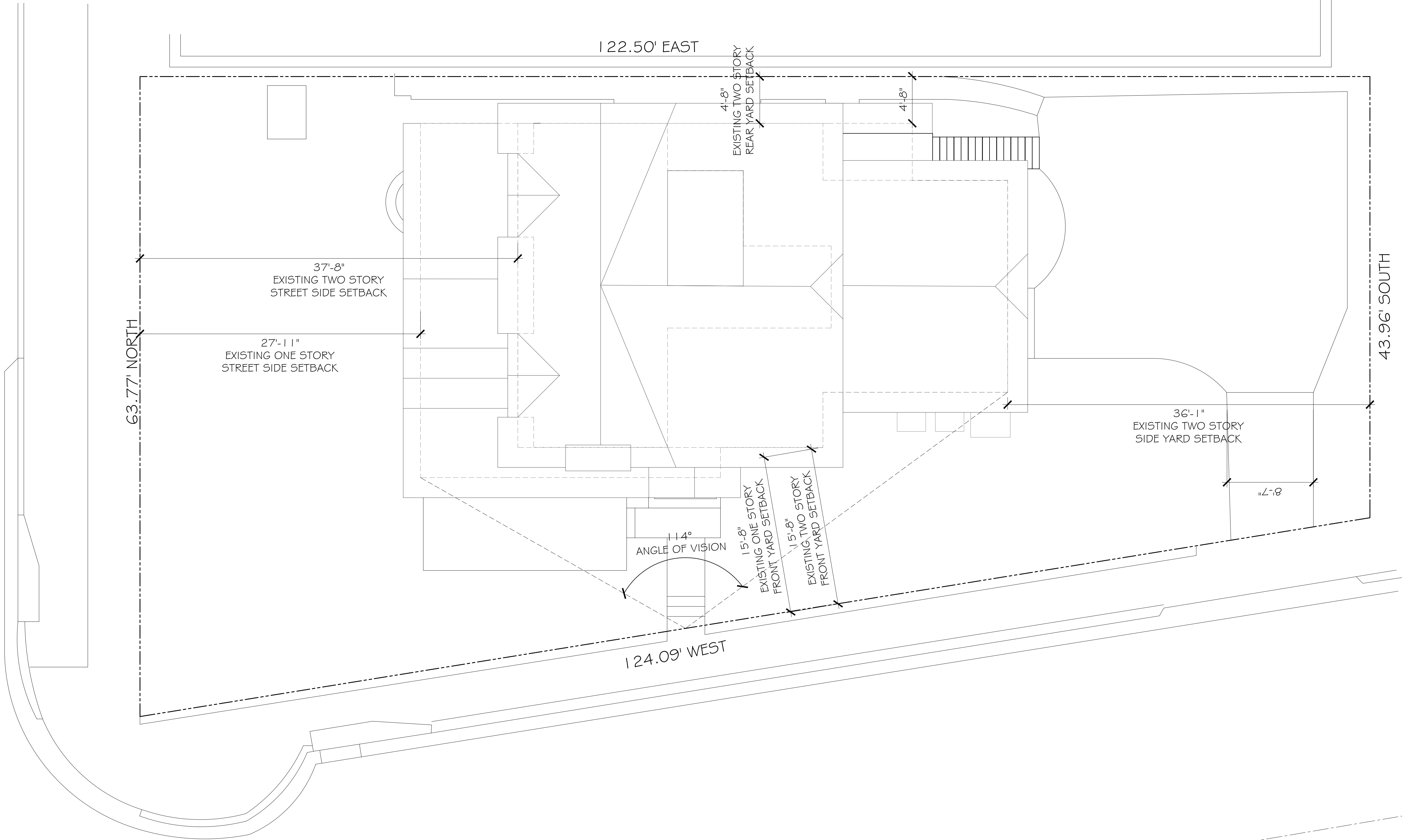
- △
- △
- △
- △
- △

SHEET NUMBER:

22

ISSUE DATE: 12-04-24
JOB #COA-24-0021
ZON-24-0056

SEASPRAY AVE.



S COUNTY ROAD

EXISTING SITE PLAN
SCALE: 3/16" = 1'-0"



CONSULTANT:

PROPOSED RESIDENCE FOR:
TANIOUS RESIDENCE
225 S. COUNTY ROAD
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181

Digitally signed
by Patrick W.
Suprauer
Date: 2024.12.04
13:07:03 -0500

REVISIONS:



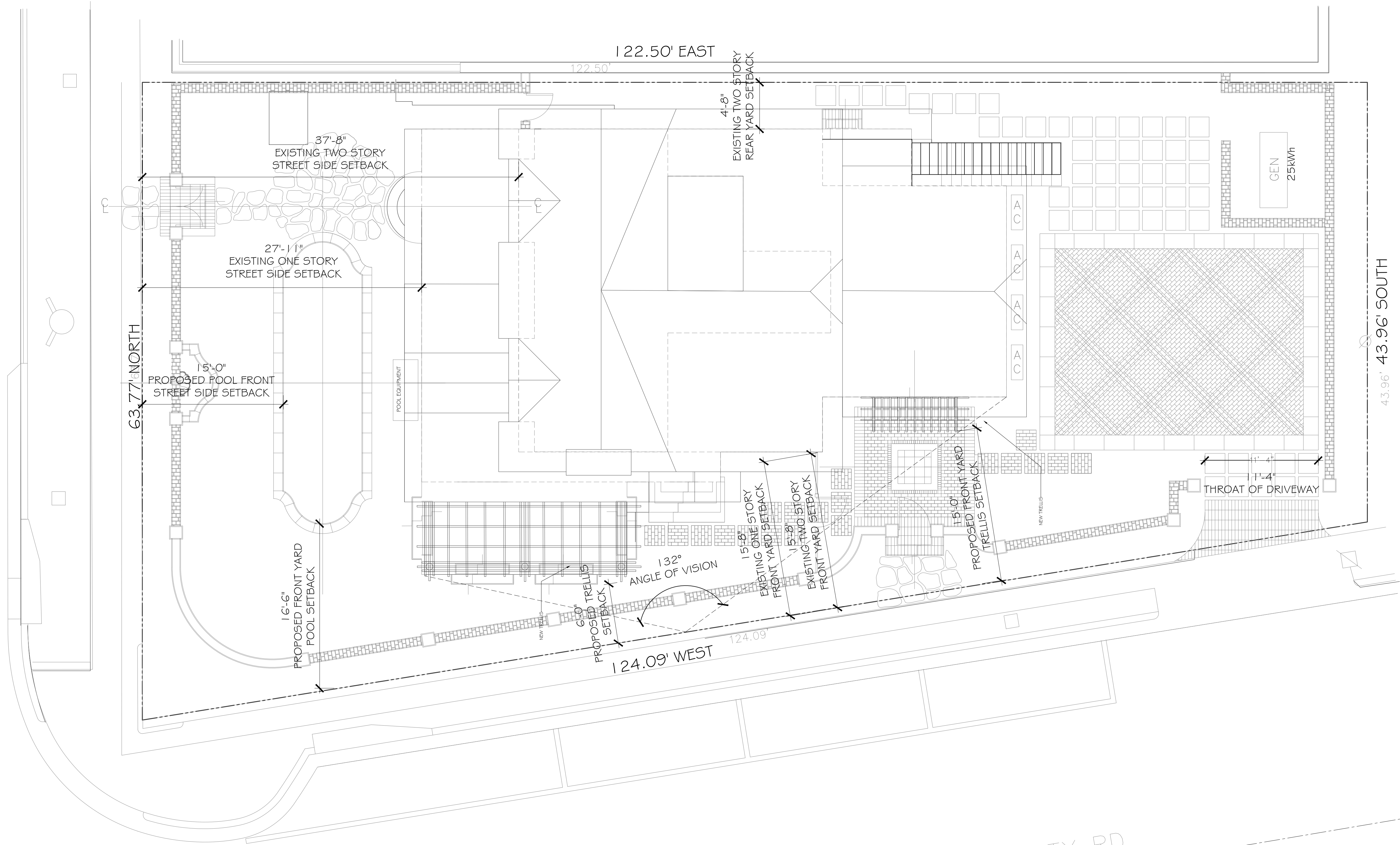
SHEET NUMBER:

9

ISSUE DATE: 12-04-24
JOB #COA-24-002
ZON-24-0056

SEASPRAY AVE.

SEASPRAY AVE.



S COUNTY ROAD S COUNTY RD.

PROPOSED SITE PLAN
SCALE: 3/16" = 1'-0"

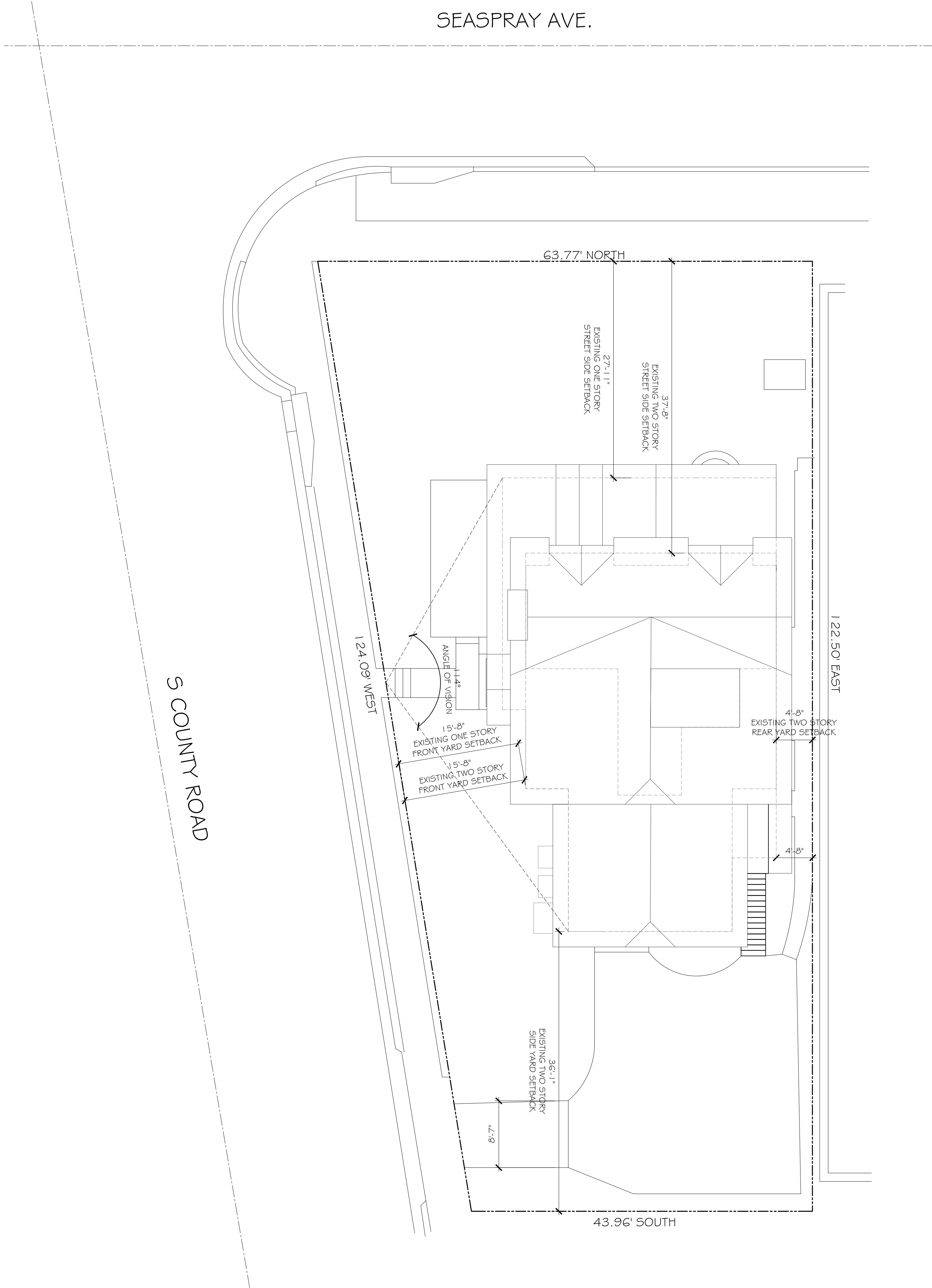
CONSULTANT:

PROPOSED RESIDENCE FOR:
TANIOUS RESIDENCE
225 S. COUNTY ROAD
PALM BEACH, FLORIDA 33480

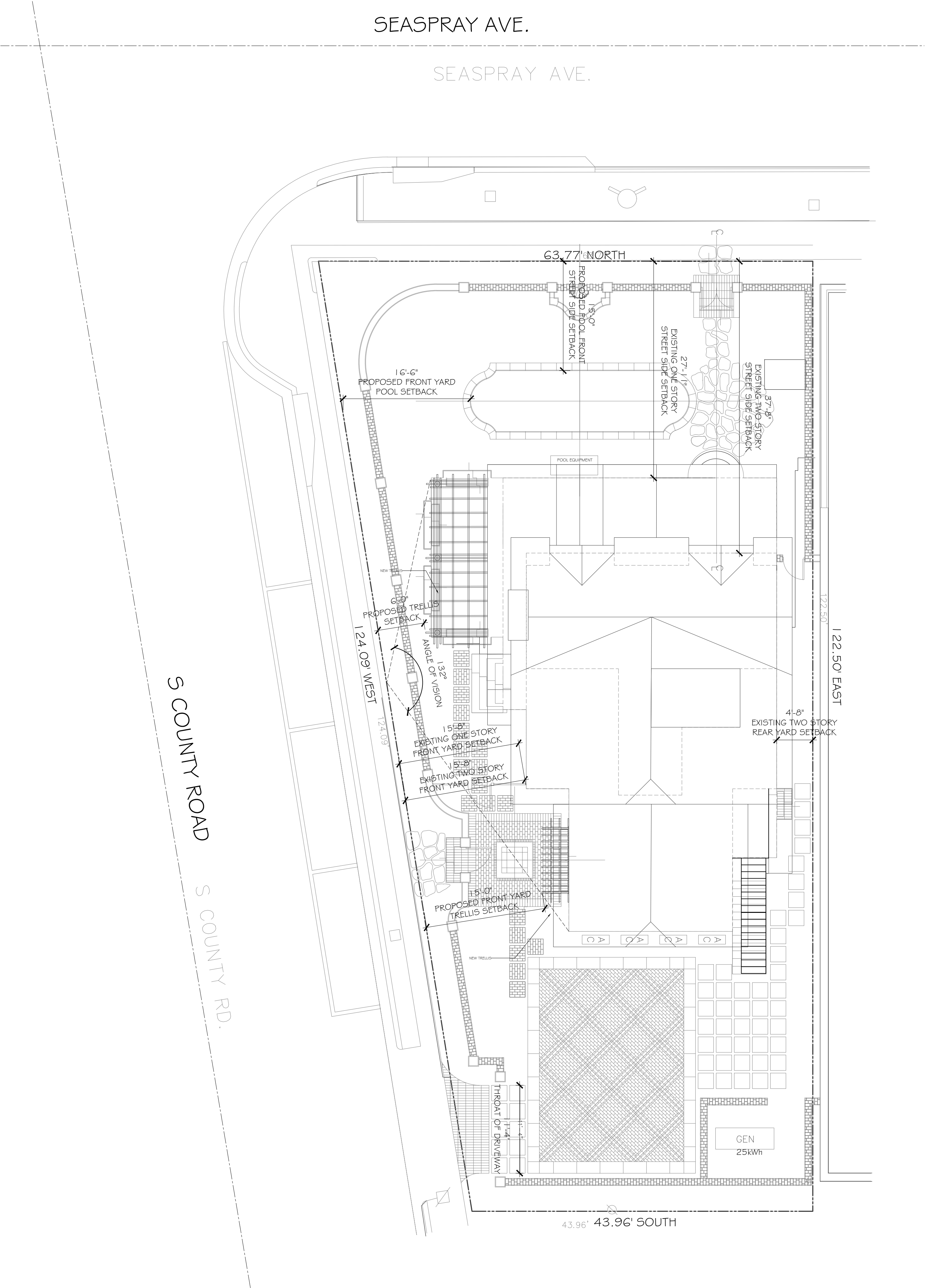
A.A. #001345
A.R. #10,181
Digitally signed by Patrick W. Seagraves
Date: 2024.12.04 13:07:04 -0500

REVISIONS:
△
△
△
△
△

SHEET NUMBER:
10
ISSUE DATE: 12-04-24
JOB #COA-24-002
ZON-24-0056



EXISTING ROOF PLAN
SCALE: 3/16" = 1'-0"



PROPOSED ROOF PLAN
SCALE: 3/16" = 1'-0"



CONSULTANT:

PROPOSED RESIDENCE FOR:
TANIOUS RESIDENCE
225 S. COUNTY ROAD
PALM BEACH, FLORIDA 33480

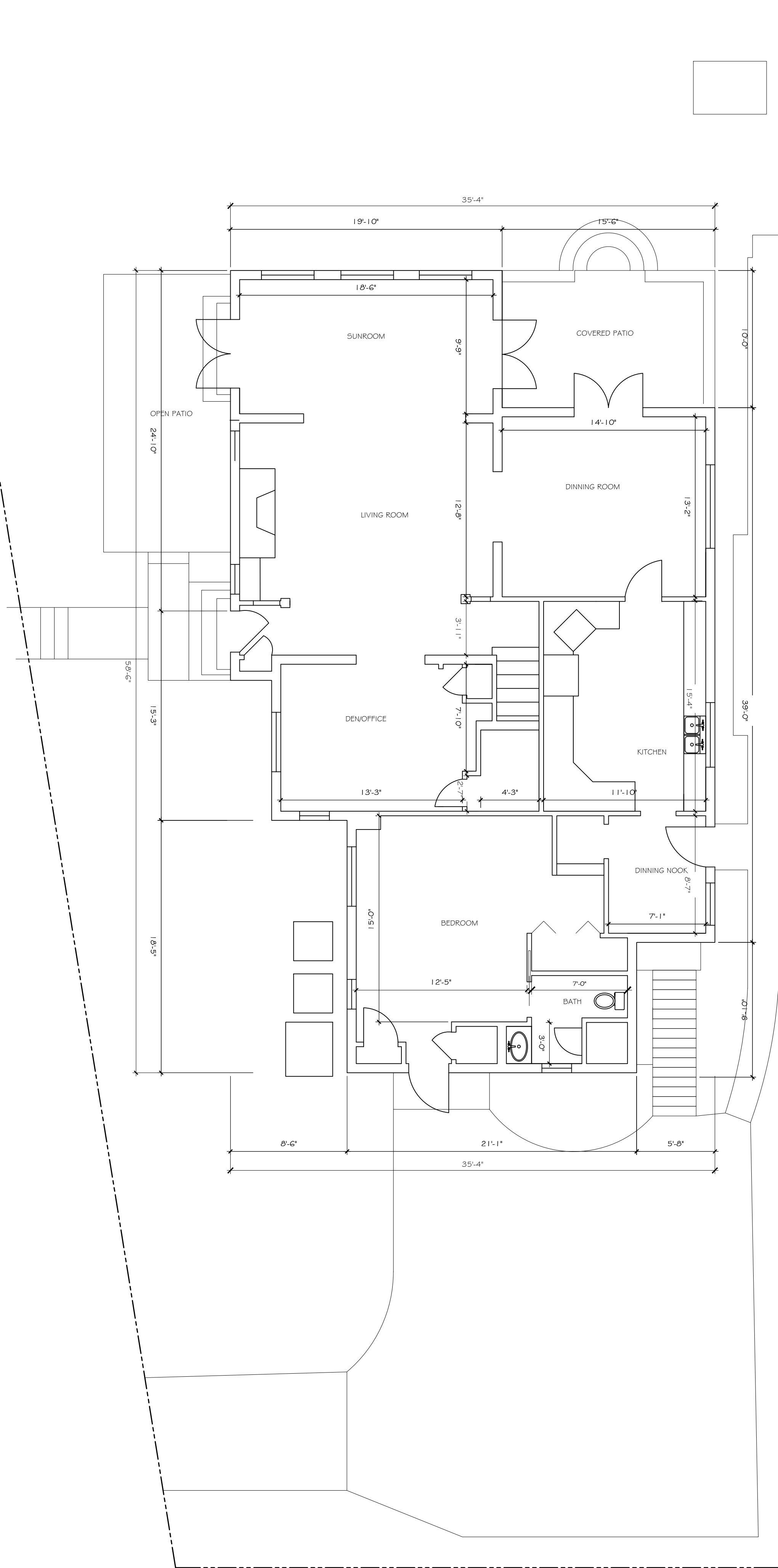
A.A. #001345
A.R. #10,181

REVISIONS:

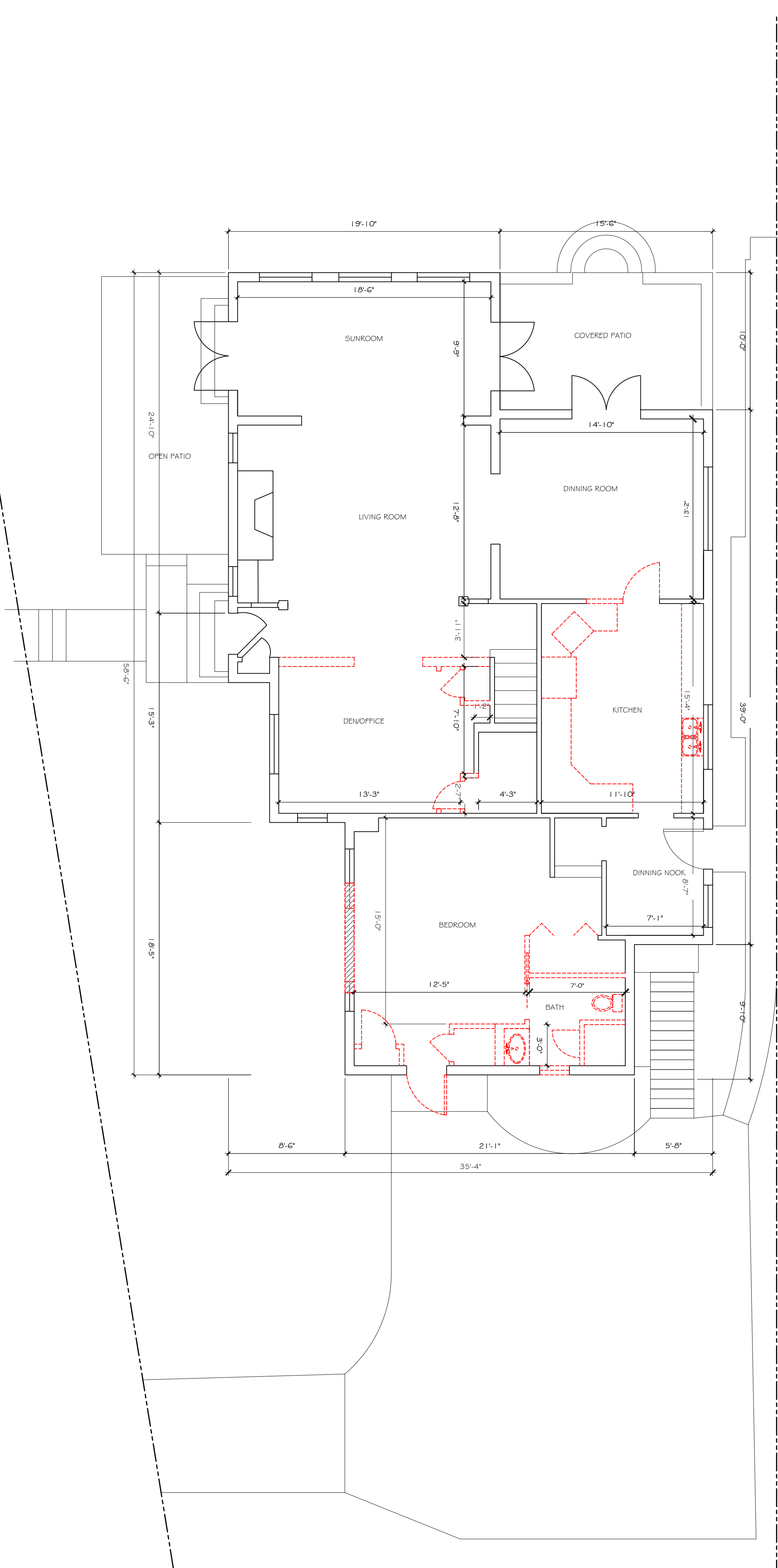
SHEET NUMBER:
11

ISSUE DATE: 12-04-24
JOB #COA-24-002
ZON-24-0056

Digitally signed
by Patrick W.
Suprauer
Date: 2024.12.04
13:17:07 -0500



EXISTING FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"



FIRST FLOOR DEMOLITION PLAN
SCALE: 3/16" = 1'-0"



CONSULTANT:

PROPOSED RESIDENCE FOR:
TANIOUS RESIDENCE
225 S. COUNTY ROAD
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181

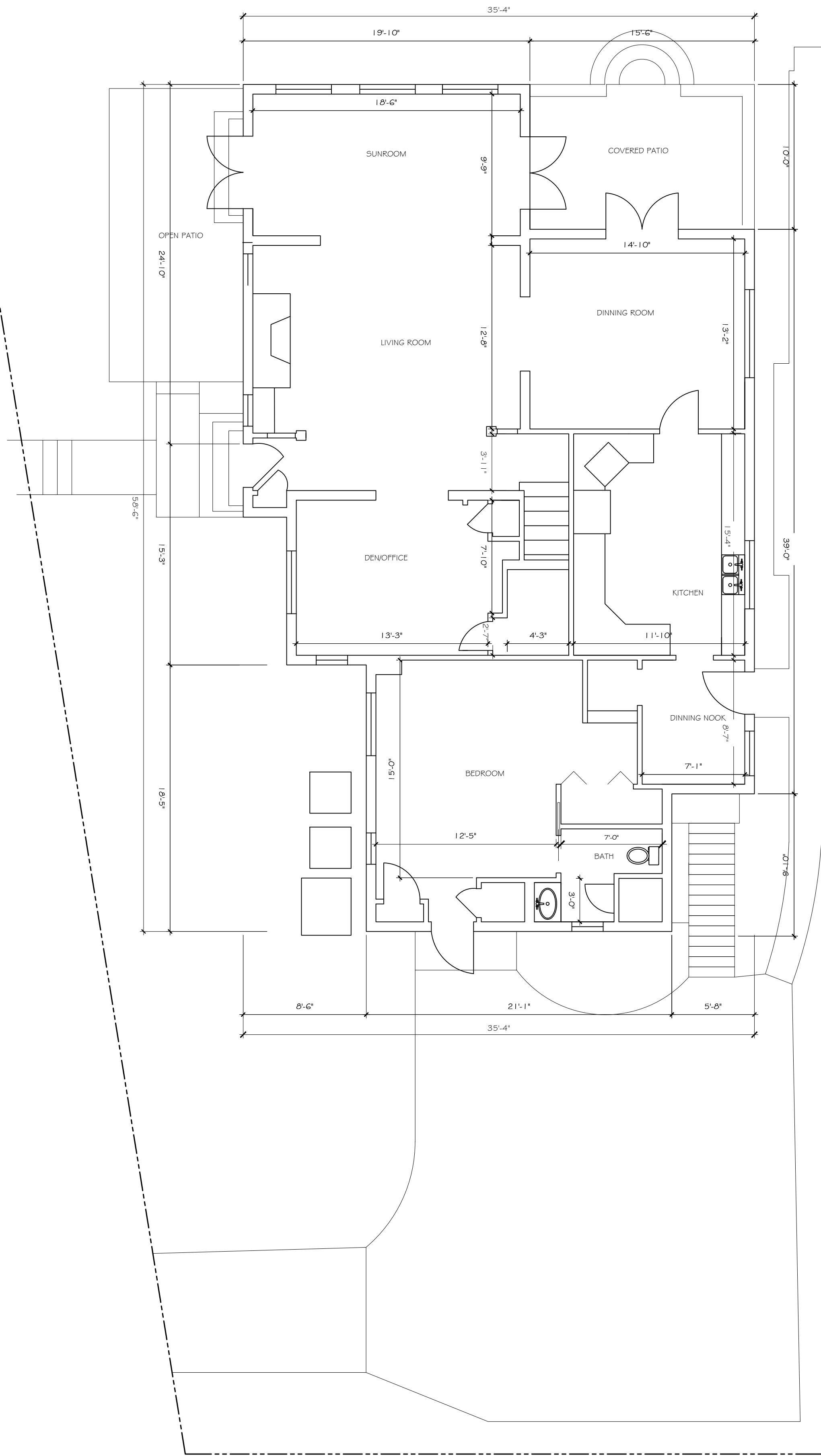
Digitally signed
by Patrick W.
Suprauer
Date: 2024.12.04
13:07:09 -0500

REVISIONS:

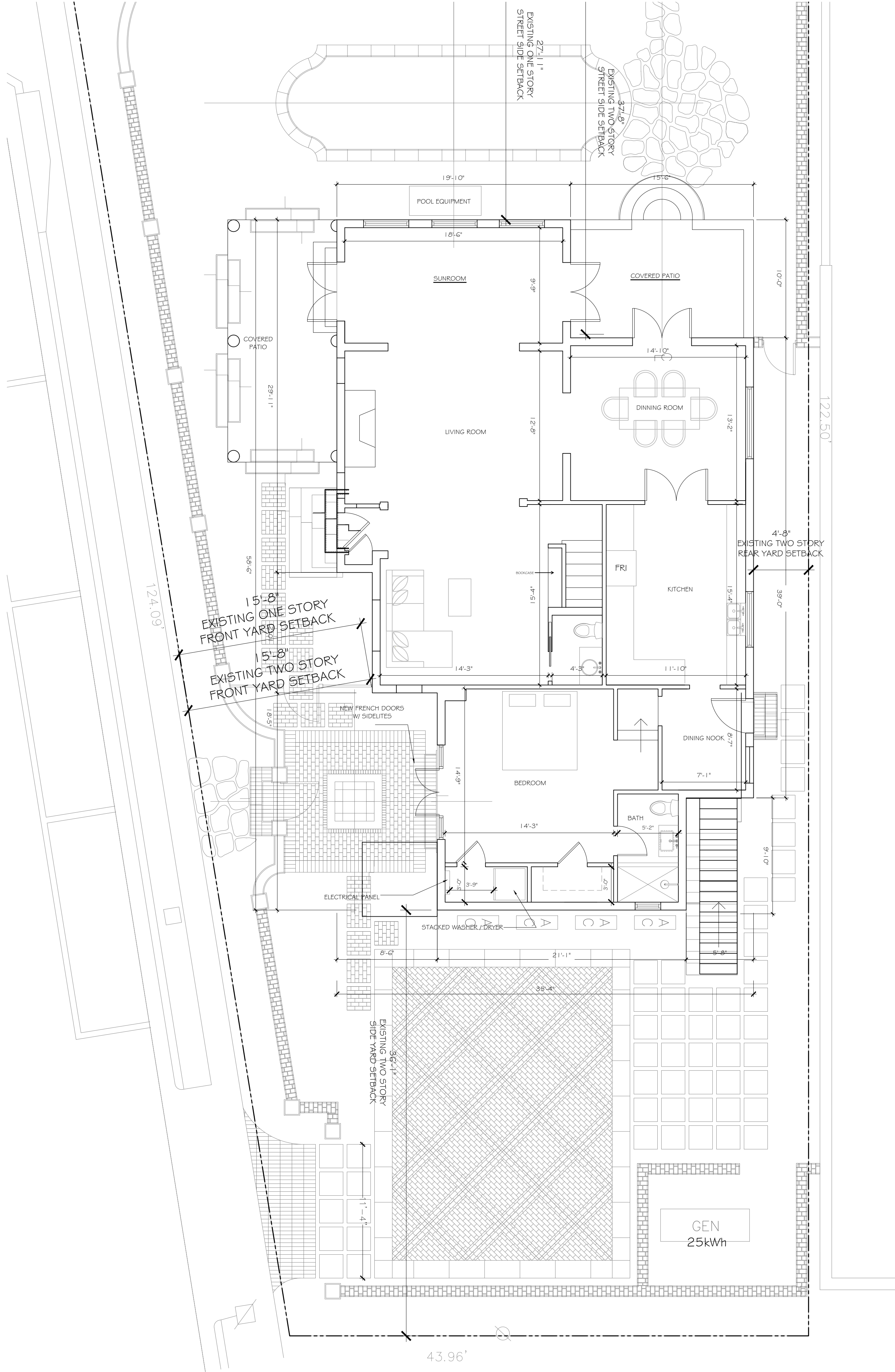
△
△
△
△
△

SHEET NUMBER:
12

ISSUE DATE: 12-04-24
JOB #COA-24-002
ZON-24-0056



EXISTING FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"



PROPOSED FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"



CONSULTANT:

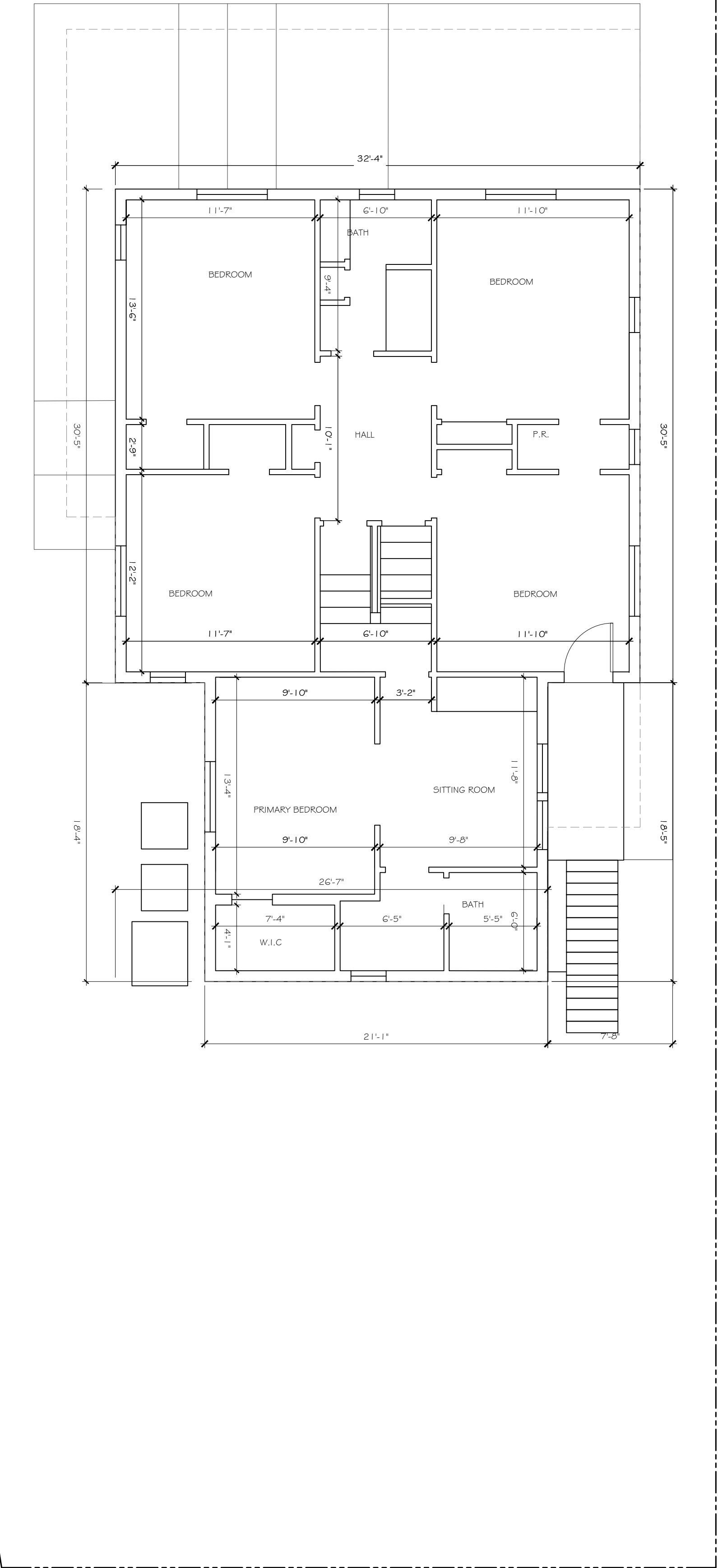
PROPOSED RESIDENCE FOR:
TANIOUS RESIDENCE
225 S. COUNTY ROAD
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181
Digitally signed by Patrick W. Suprauer
Date: 2024.12.04 13:07:13 -0500

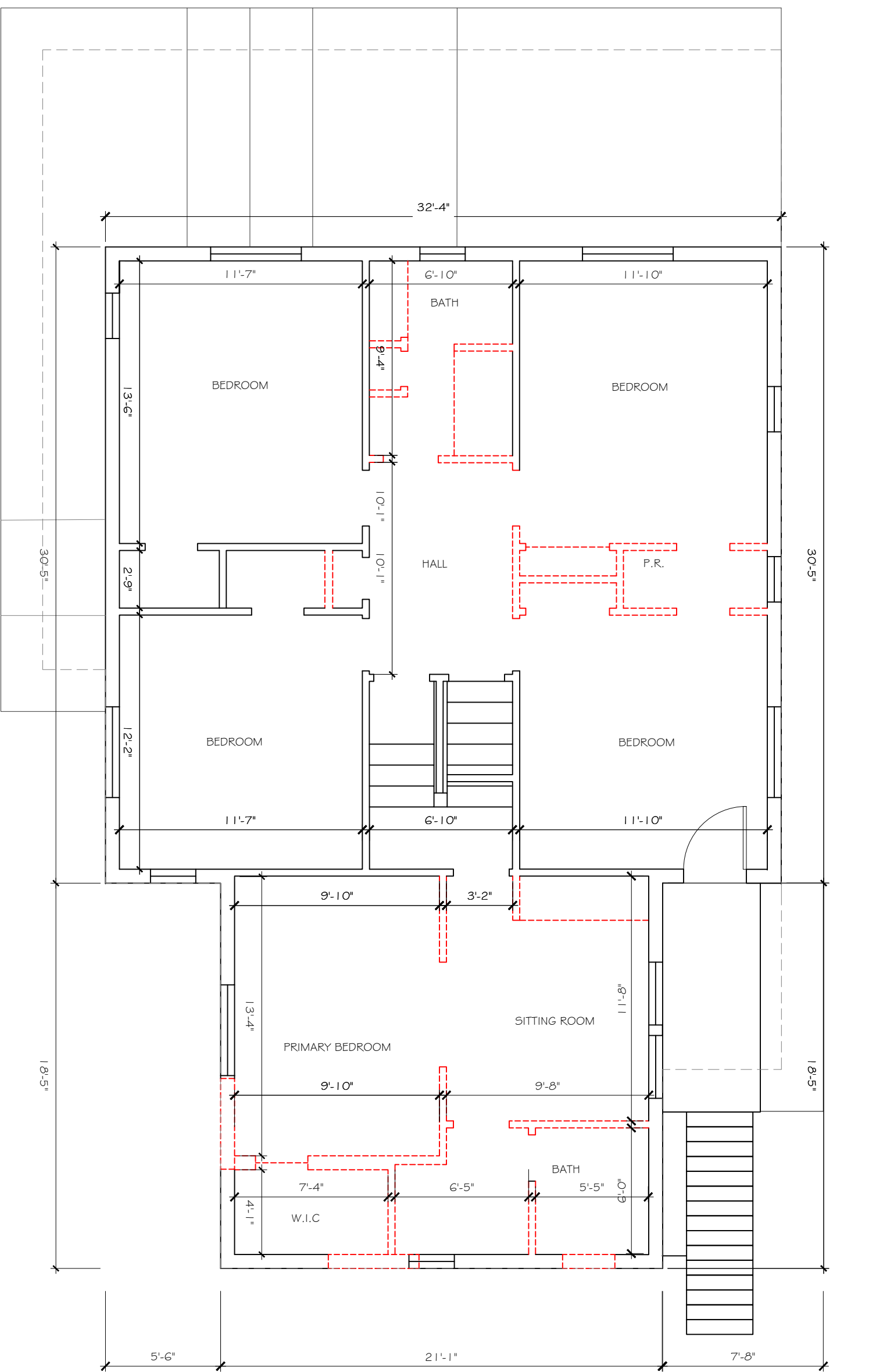
REVISIONS:

△
△
△
△

SHEET NUMBER:
13
ISSUE DATE: 12-04-24
JOB #COA-24-002
ZON-24-0056



EXISTING SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"



SECOND FLOOR DEMOLITION PLAN
SCALE: 3/16" = 1'-0"



CONSULTANT:

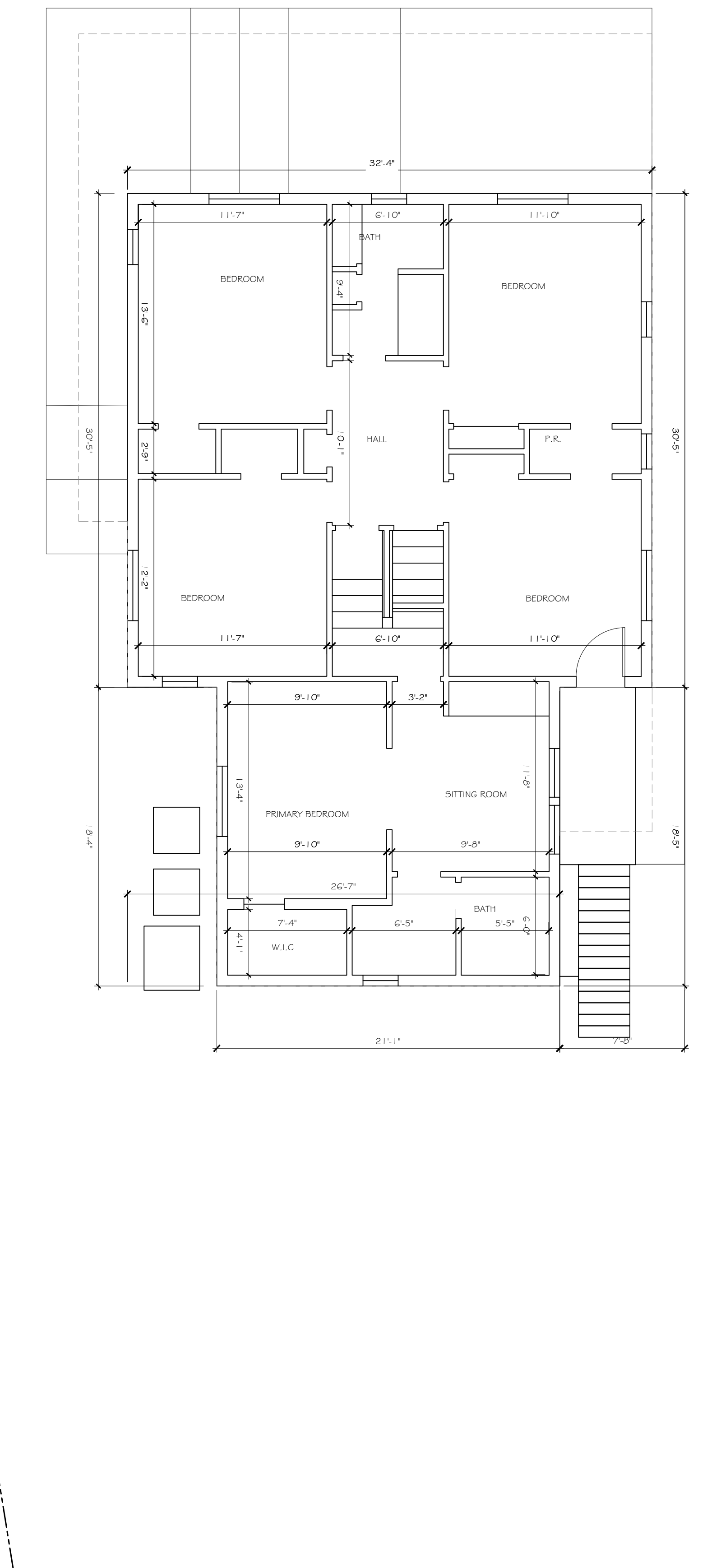
PROPOSED RESIDENCE FOR:
TANIOUS RESIDENCE
225 S. COUNTY ROAD
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181
Digitally signed
by Patrick W.
Suprauer
Date: 2024.12.04
13:07:34-0500

REVISIONS:

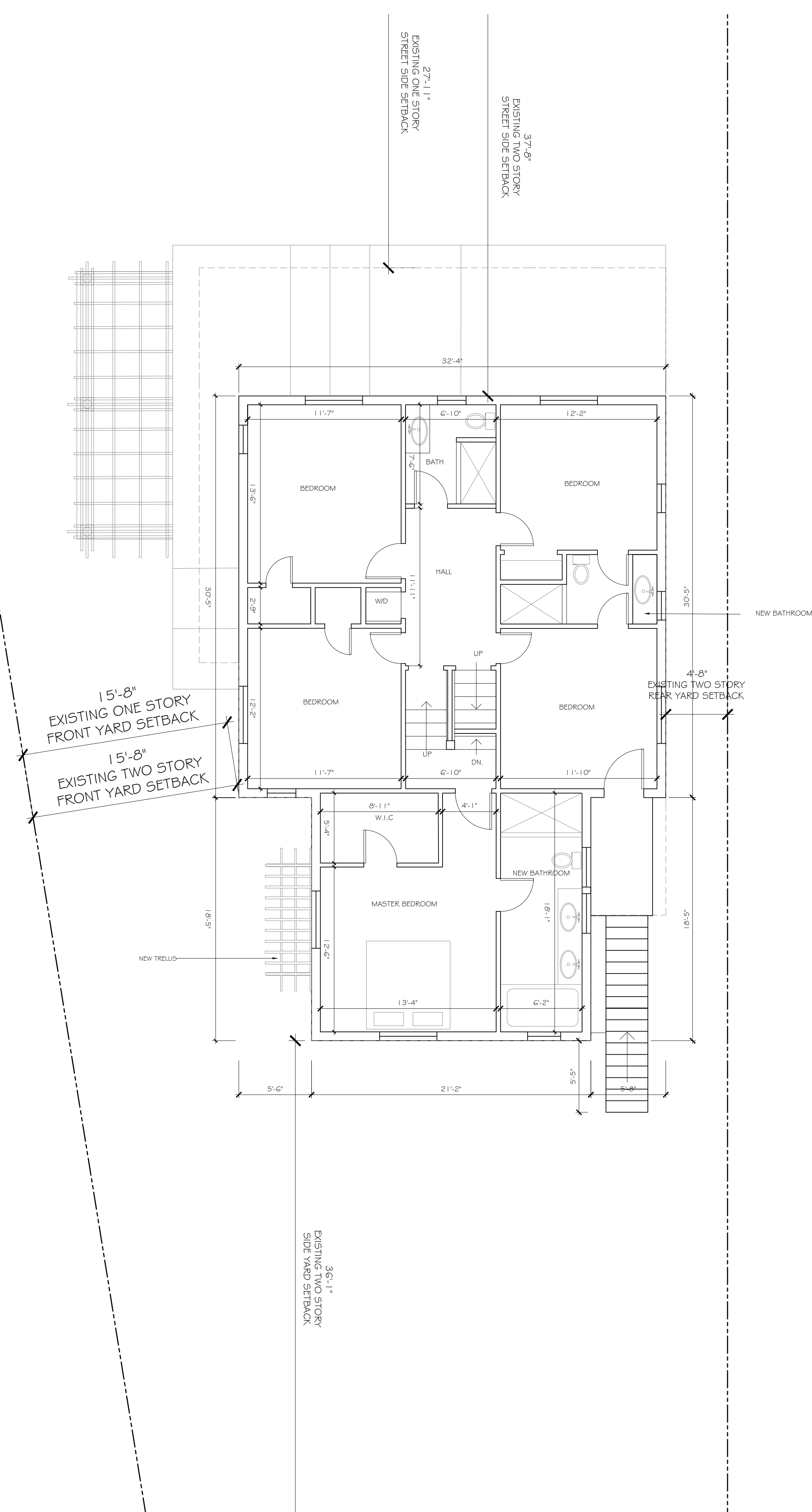
- △
- △
- △
- △
- △

SHEET NUMBER:
14
ISSUE DATE: 12-04-24
JOB #COA-24-002
ZON-24-0056



EXISTING SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"



PROPOSED SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"



CONSULTANT:

PROPOSED RESIDENCE FOR:
TANIOUS RESIDENCE
225 S. COUNTY ROAD
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181

Digitally signed
by Patrick W
Segraves
Date:
2024.12.04
13:57:17-05'00

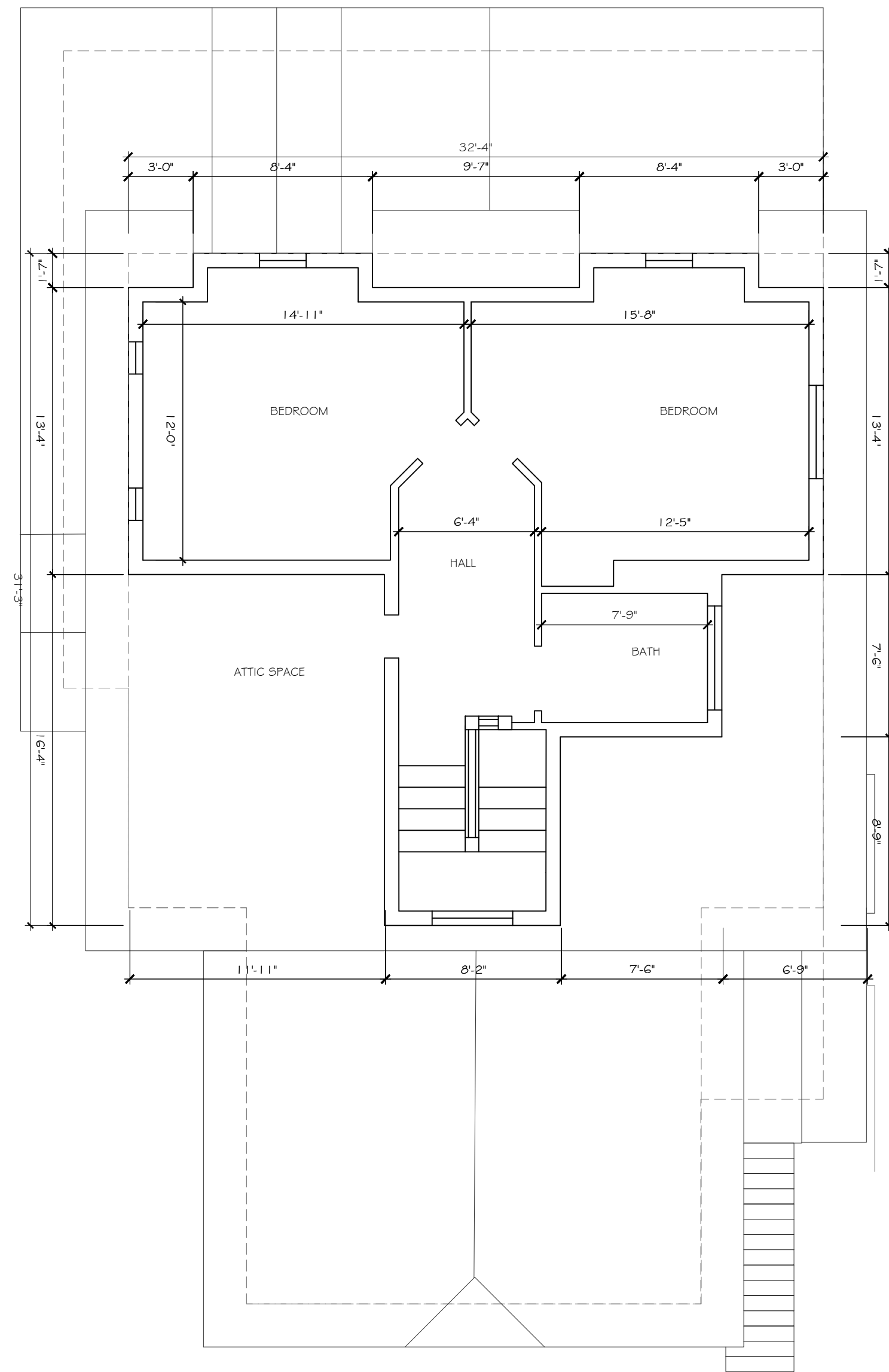
REVISIONS:



SHEET NUMBER:

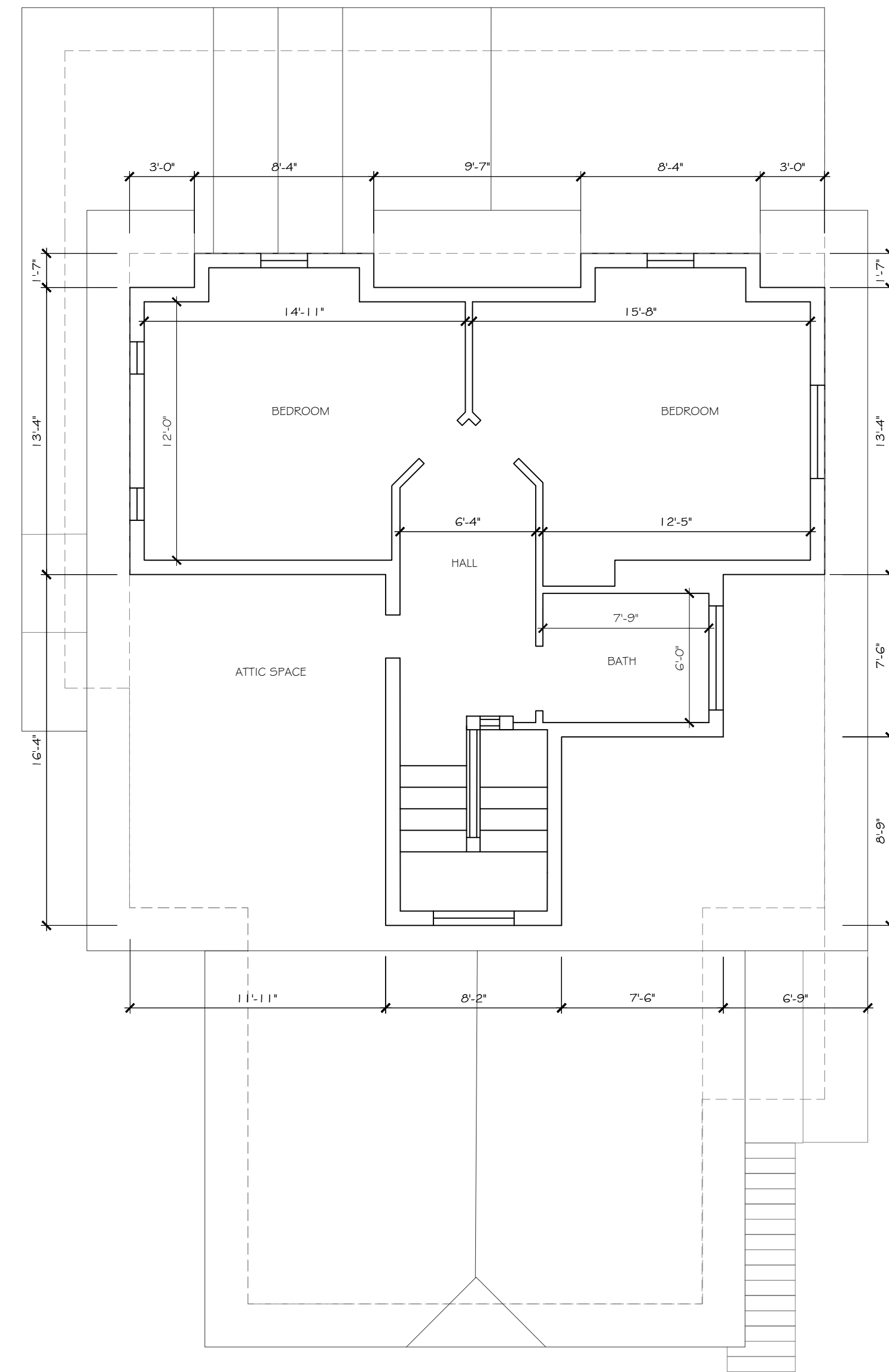
5

SUE 12-04-24
DATE:
B # COA-24-0021
ZON-24-0056



EXISTING THIRD FLOOR PLAN

SCALE: 3/16" = 1'-0"



THIRD FLOOR DEMOLITION PLAN

SCALE: 3/16" = 1'-0"



CONSULTANT:

PROPOSED RESIDENCE FOR:
TANIOUS RESIDENCE
225 S. COUNTY ROAD
PALM BEACH, FLORIDA 33480

A. #001345
R. #10,181

Digitally signed
by Patrick W
Segraves
Date:
2024.12.04
13:57:20-05'00

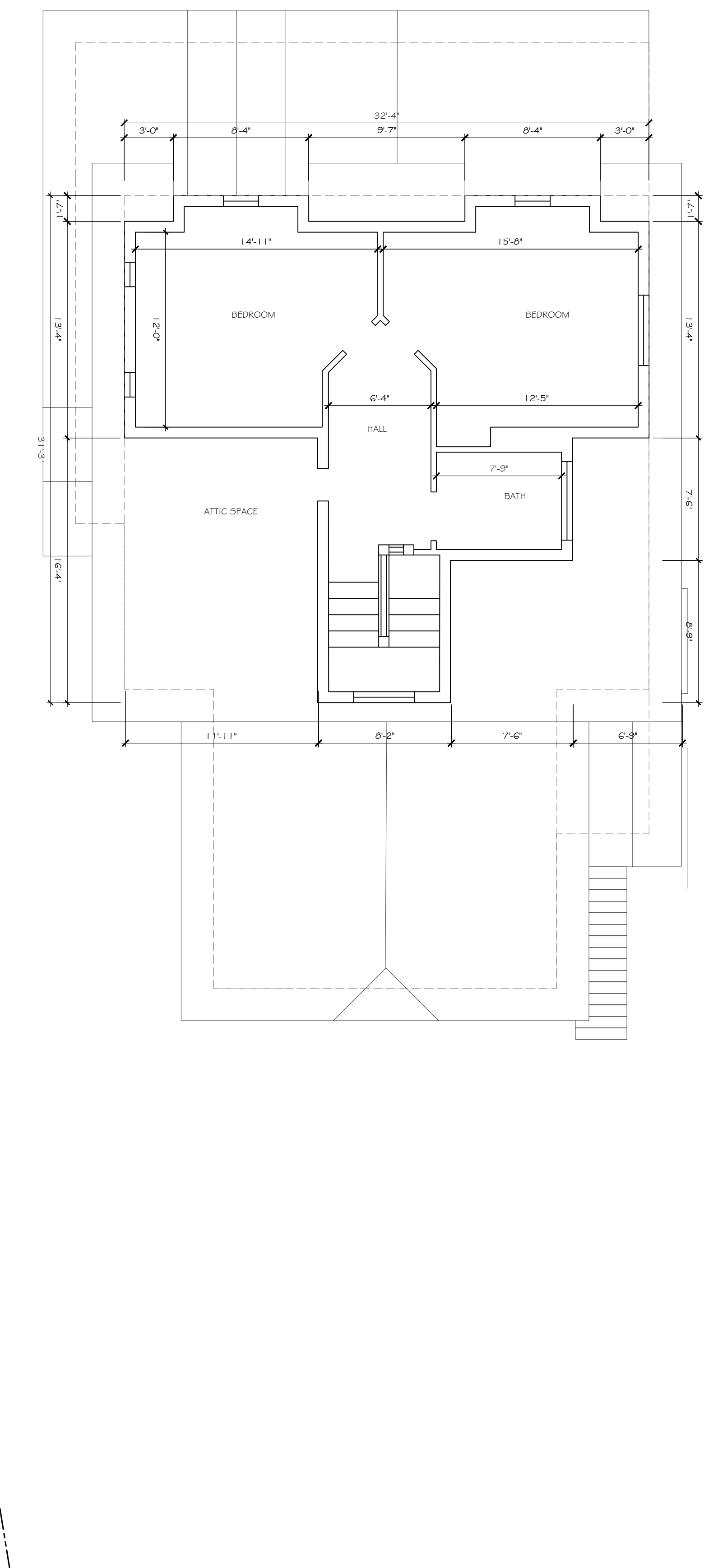
REVISIONS:



SHEET NUMBER:

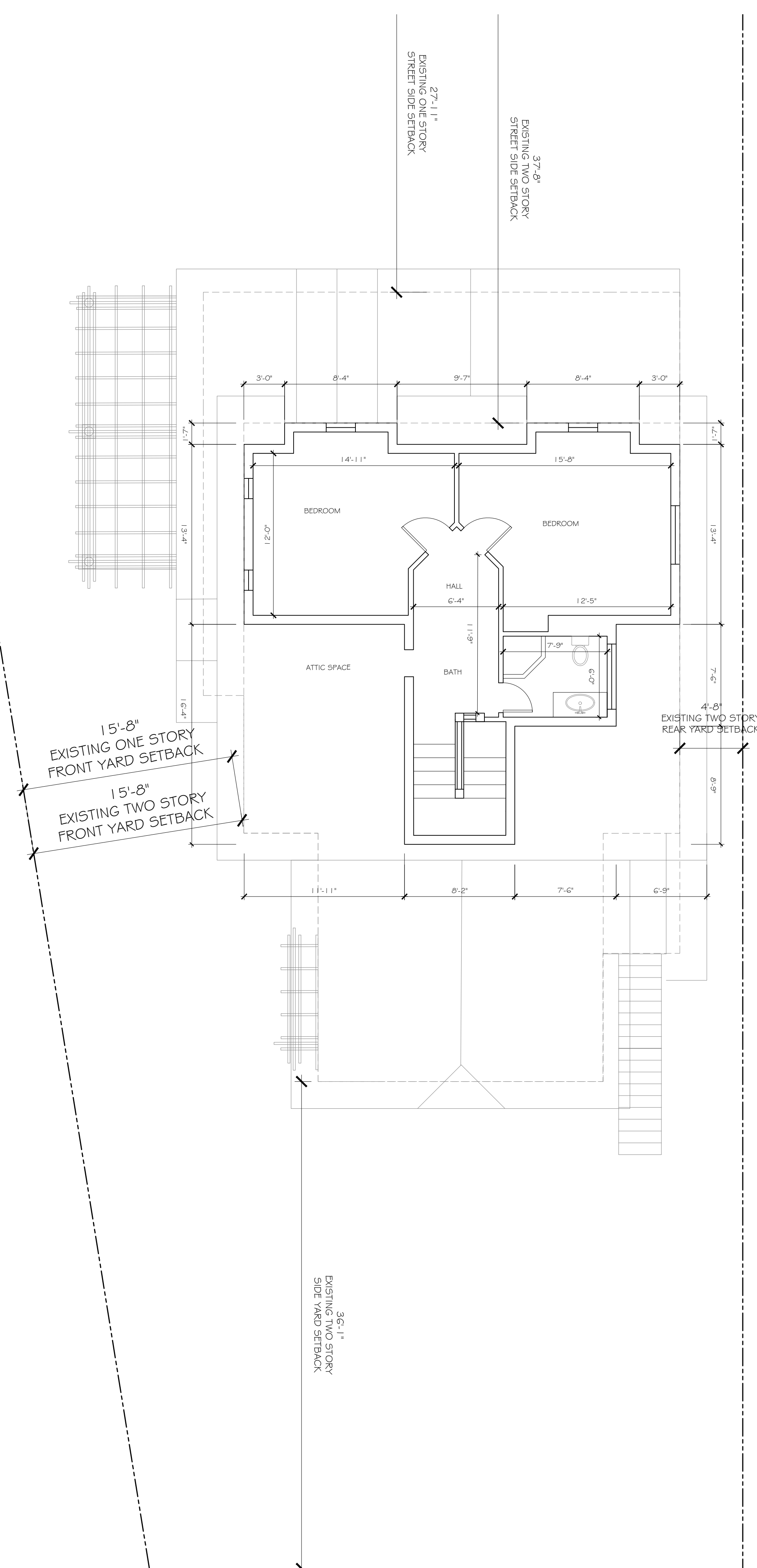
16

SUBMIT DATE: 12-04-24
SUB # COA-24-0021
ZON-24-0056



EXISTING THIRD FLOOR PLAN

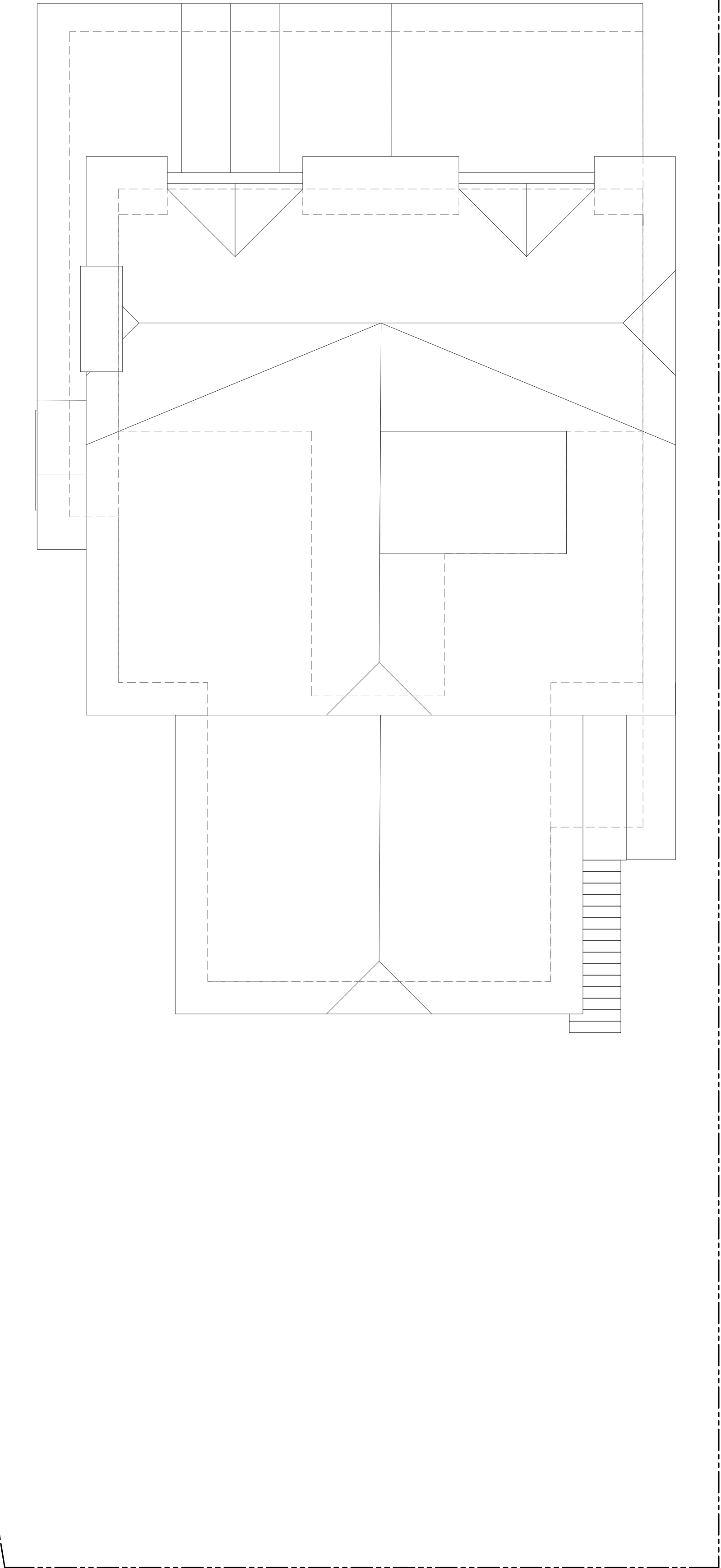
SCALE: 3/16" = 1'-0"



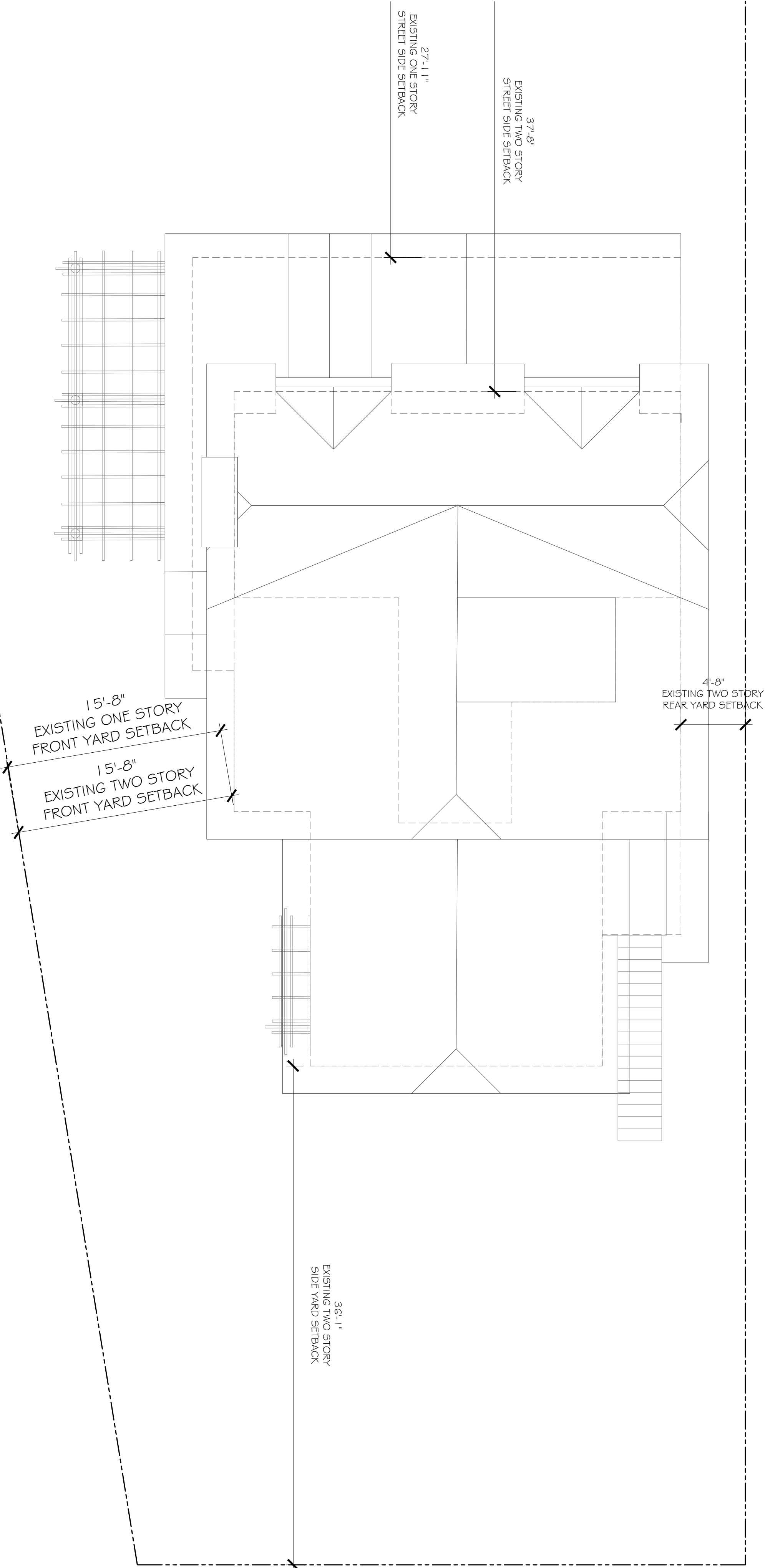
PROPOSED THIRD FLOOR PLAN

SCALE: 3/16" = 1'-0"





EXISTING ROOF PLAN
SCALE: 3/16" = 1'-0"



PROPOSED ROOF PLAN
SCALE: 3/16" = 1'-0"



CONSULTANT:

PROPOSED RESIDENCE FOR:
TANIOUS RESIDENCE
225 S. COUNTY ROAD
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181

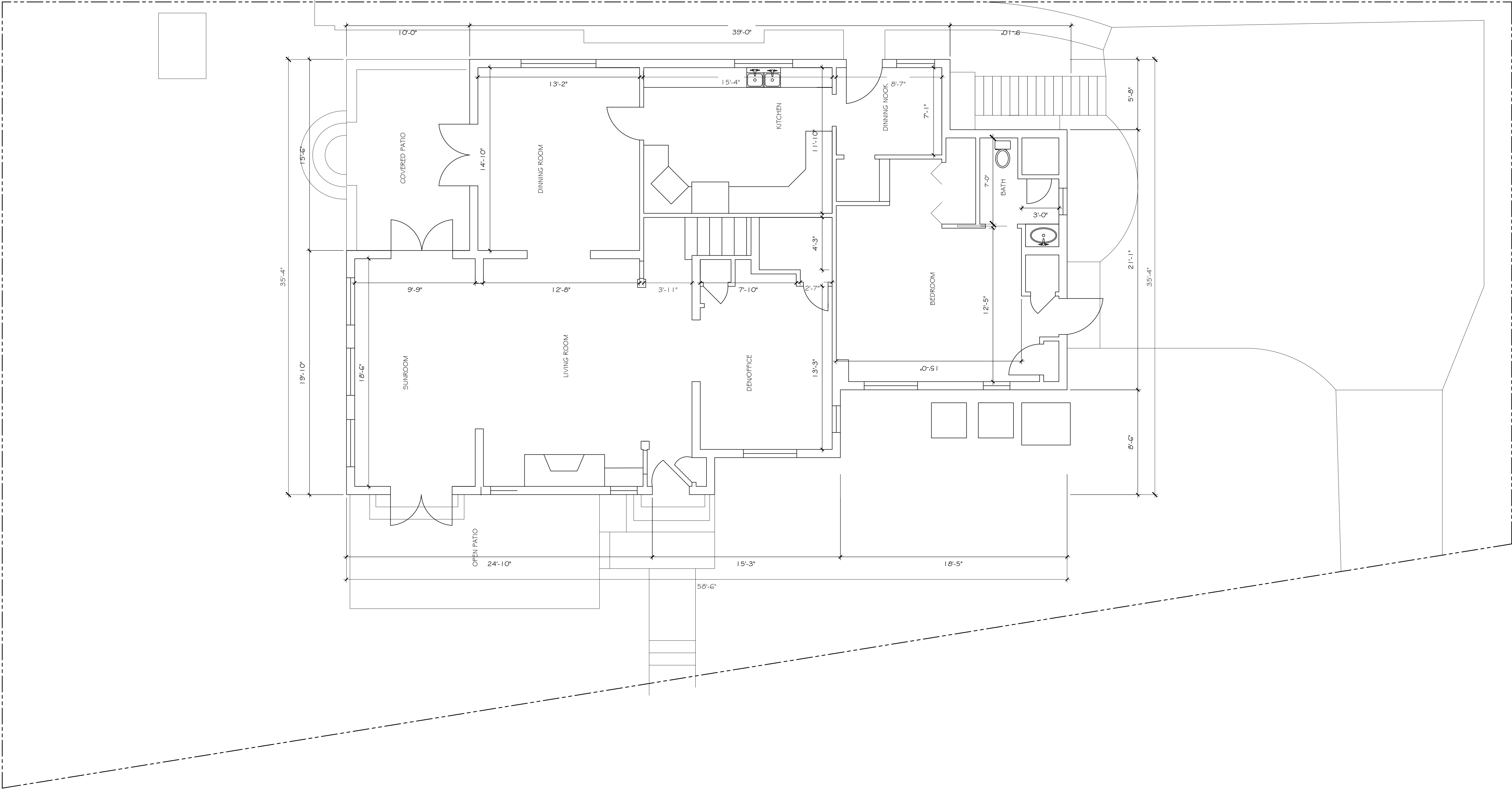
Digitally signed
by Patrick W.
Suprauer
Date: 2024.12.04
13:07:25 -0500

REVISIONS:

△
△
△
△
△

SHEET NUMBER:
18

ISSUE DATE: 12-04-24
JOB #COA-24-002
ZON-24-0056



EXISTING FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



CONSULTANT:

PROPOSED RESIDENCE FOR:
TANIOUS RESIDENCE
225 S. COUNTY ROAD
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181

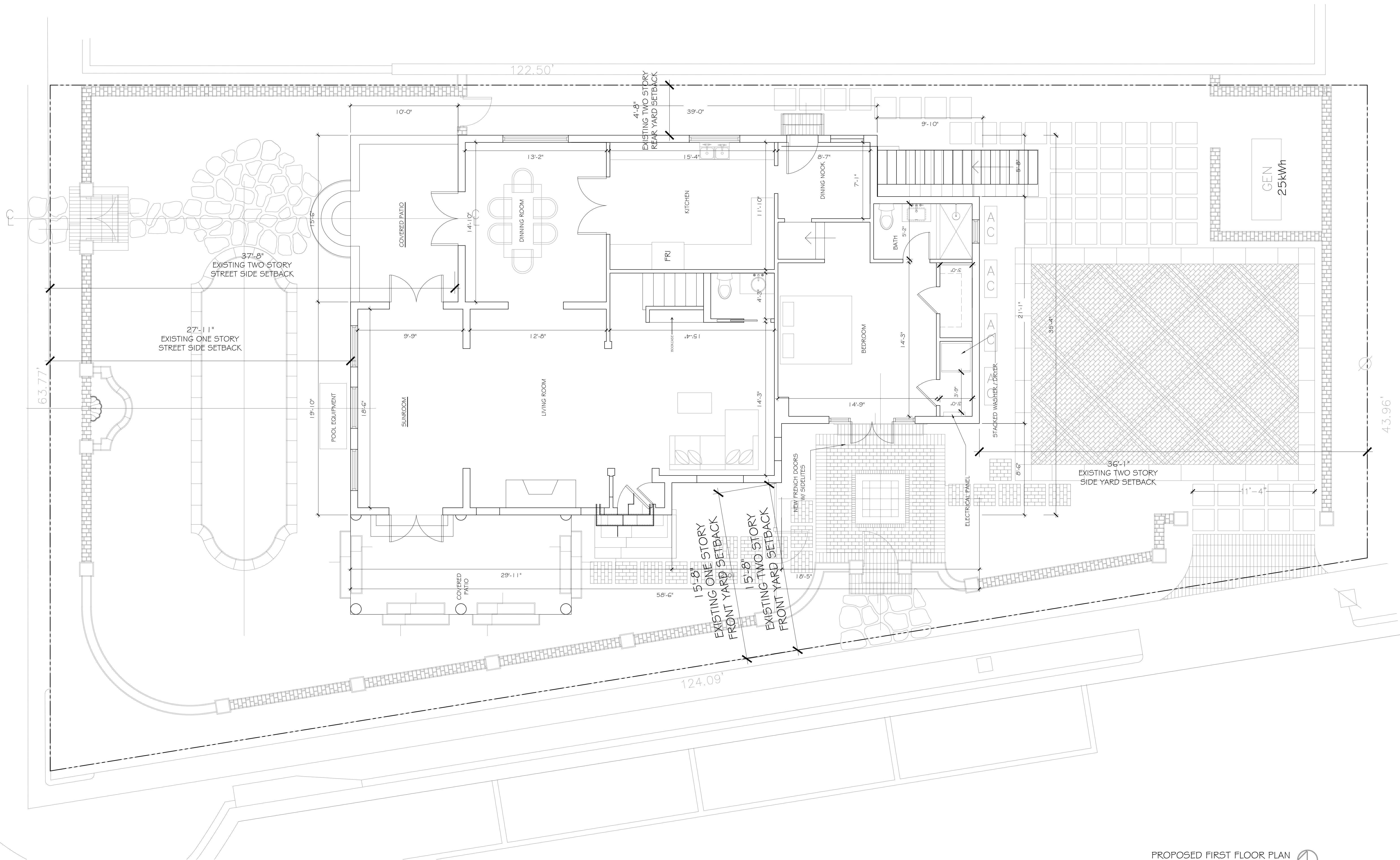
Digitally signed
by Patrick W.
Suprauer
Date: 2024.12.04
13:07:27 -0500

REVISIONS:

△
△
△
△
△

SHEET NUMBER:
19

ISSUE DATE: 12-04-24
JOB #COA-24-002
ZON-24-0056



PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

CONSULTANT:

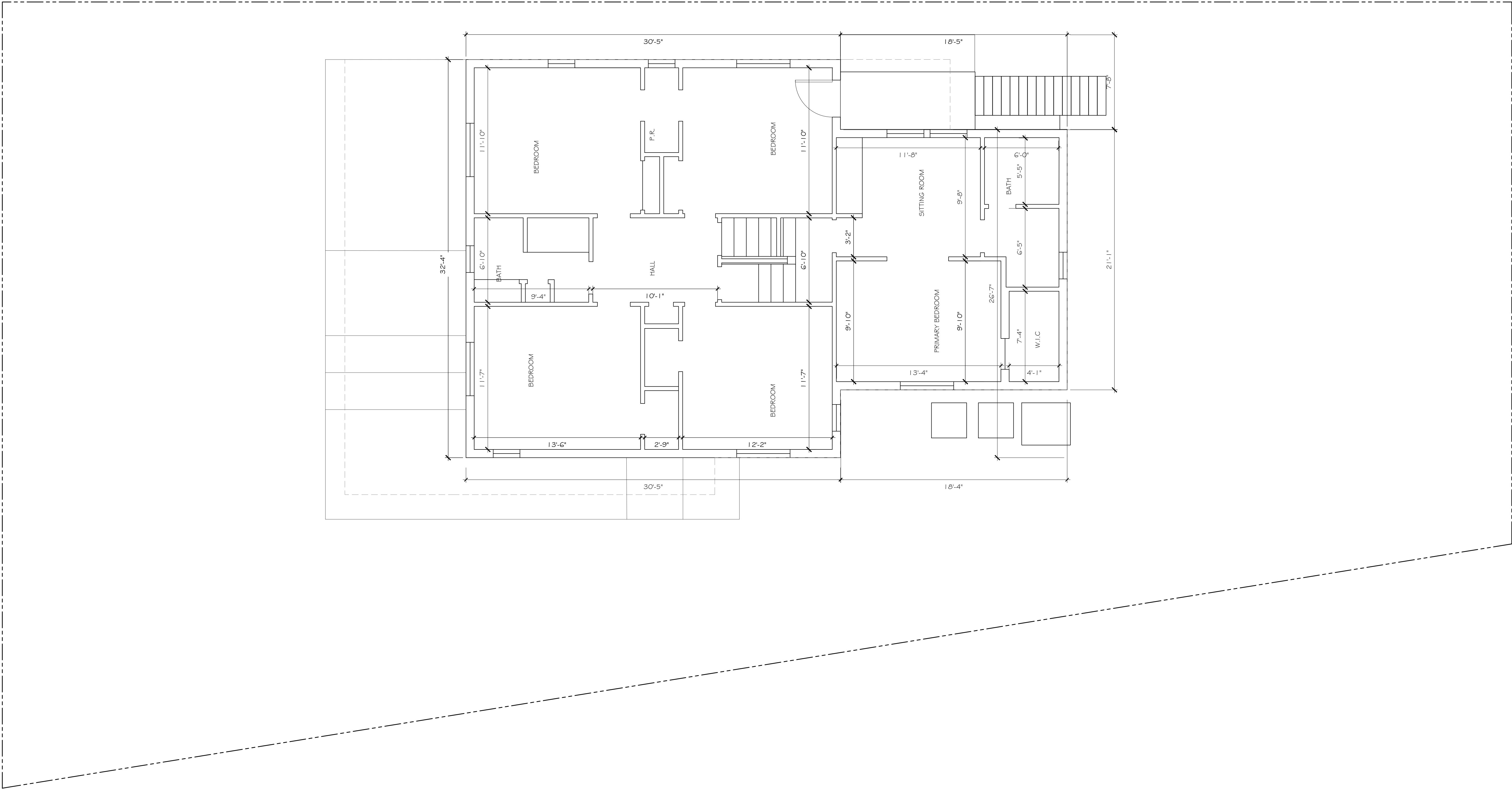
PROPOSED RESIDENCE FOR:
TANIOUS RESIDENCE
225 S. COUNTY ROAD
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181
Digitally Signed
by Patrick W.
Supervisor
Date:
2024.12.04
13:17:30-0500

REVISIONS:

△
△
△
△
△

SHEET NUMBER:
20
ISSUE DATE: 12-04-24
JOB #COA-24-002
ZON-24-0056



EXISTING SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



CONSULTANT:

PROPOSED RESIDENCE FOR:
TANIOUS RESIDENCE
225 S. COUNTY ROAD
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181

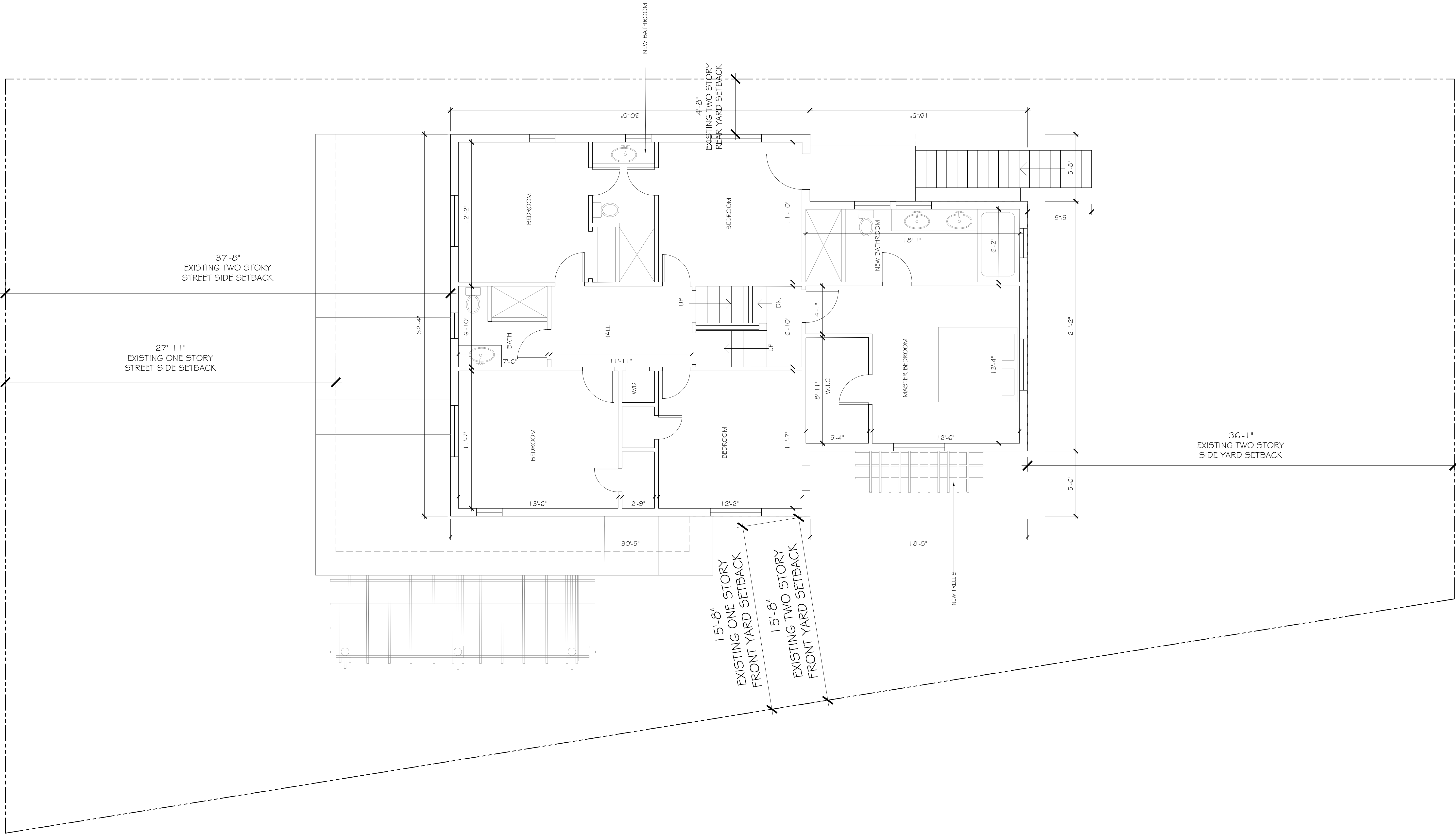
Digitally signed
by Patrick W.
Suprauer
Date: 2024.12.04
13:07:33 -0500

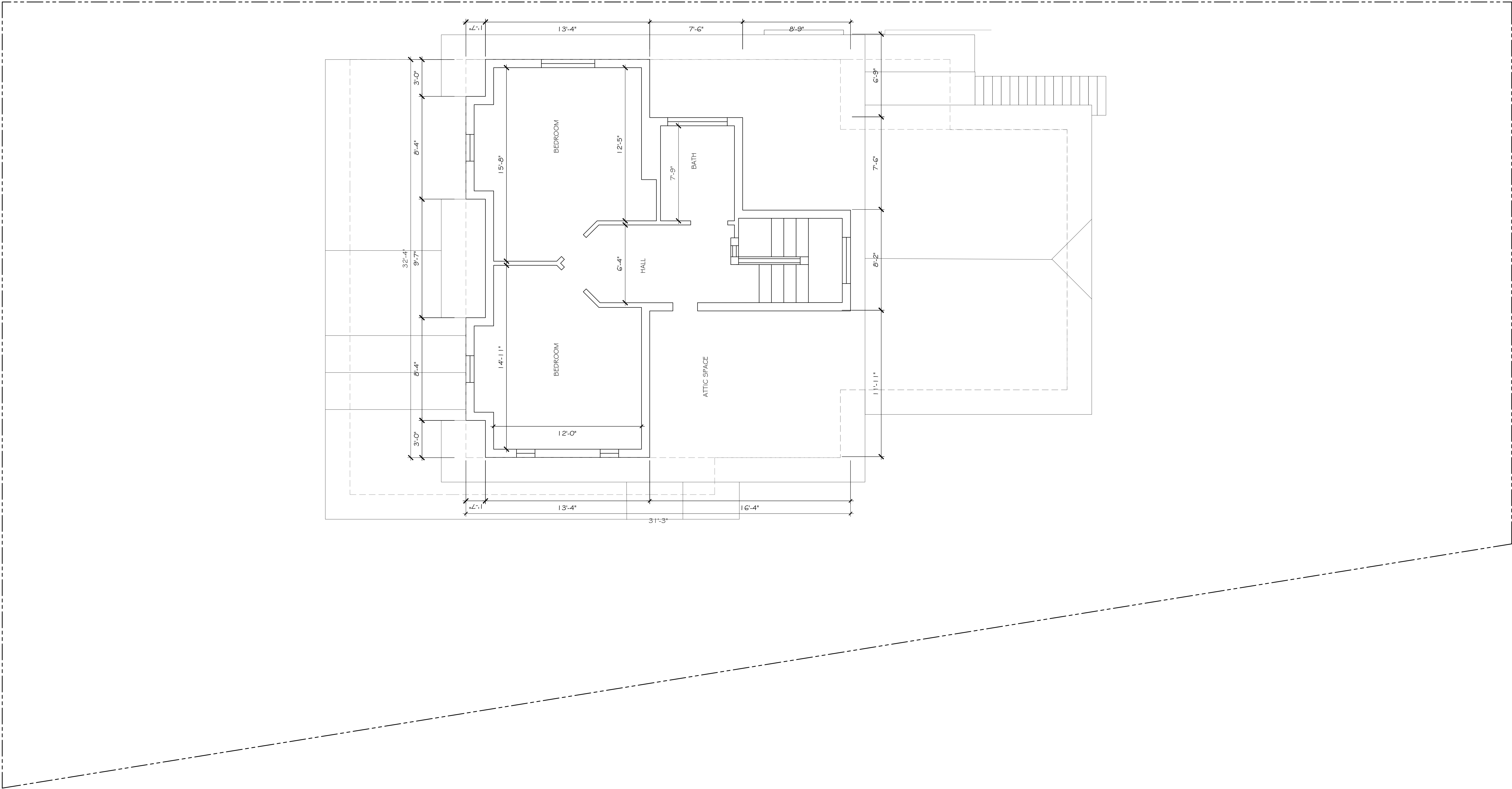
REVISIONS:

SHEET NUMBER:
21

ISSUE DATE: 12-04-24
JOB #COA-24-002
ZON-24-0056

SKA
SKA ARCHITECT + PLANNER
OFFICE 561-855-1116 FAX 561-852-7828
249 PERMAN AVE. SUITE F2 PALM BEACH, FL 33480





EXISTING THIRD FLOOR PLAN

SCALE: 1/4" = 1'-0"



CONSULTANT:

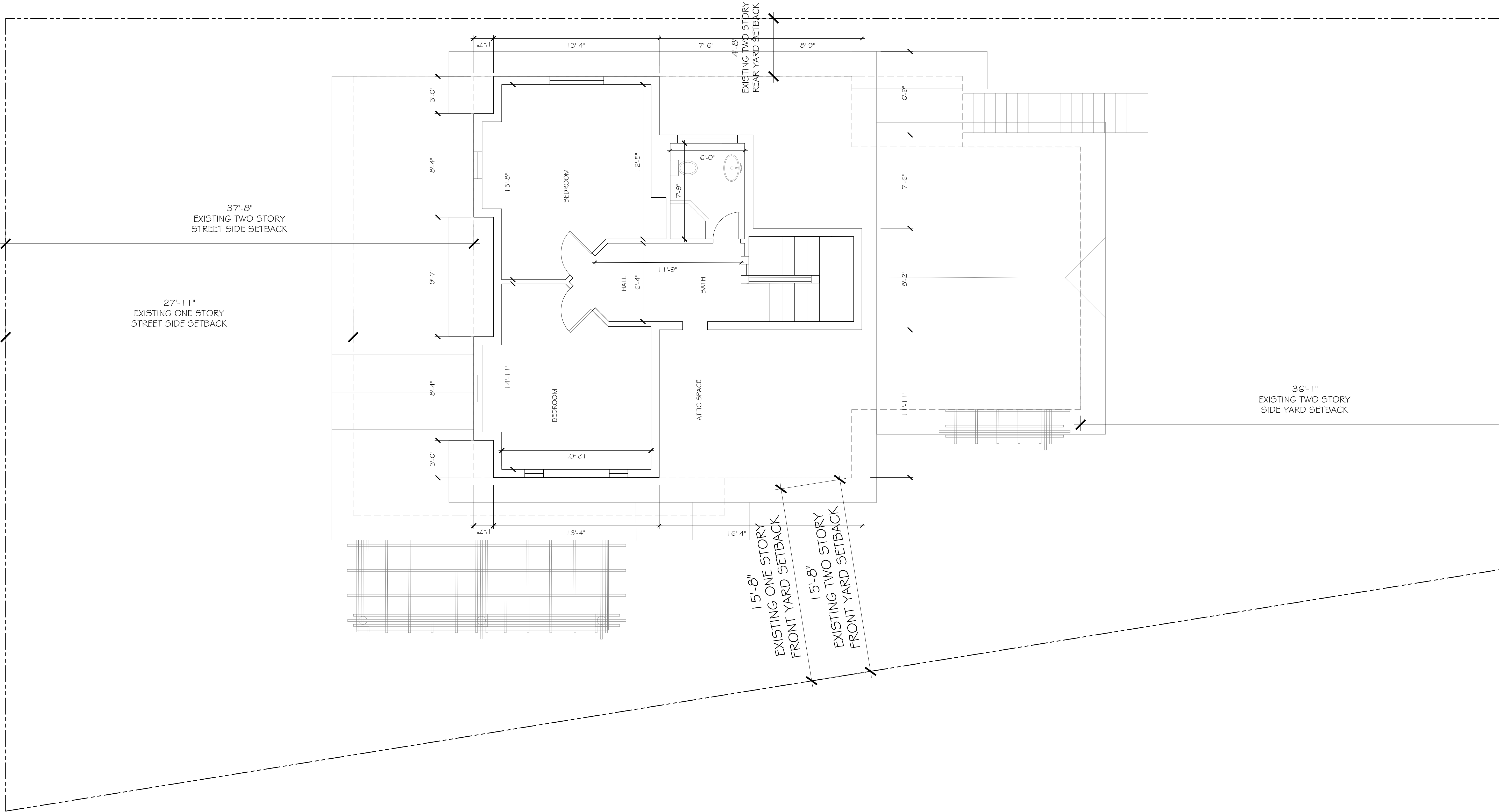
PROPOSED RESIDENCE FOR:
TANIOUS RESIDENCE
225 S. COUNTY ROAD
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181
Digitally signed
by Patrick W.
Suprauer
Date: 2024.12.04
13:07:38-0500

REVISIONS:

△
△
△
△
△

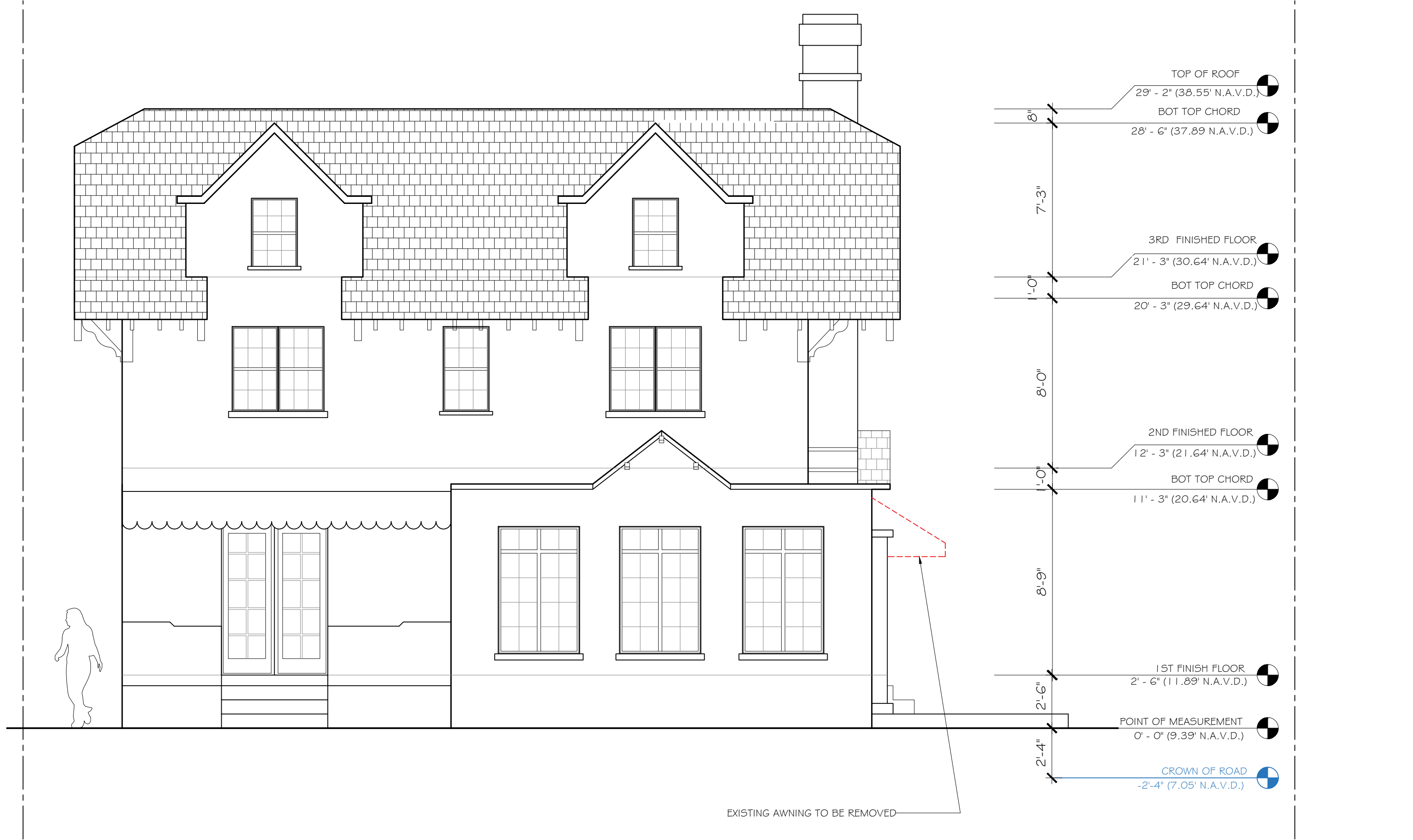
SHEET NUMBER:
23
ISSUE DATE: 12-04-24
JOB #COA-24-002
ZON-24-0056





EXISTING NORTH ELEVATION

SCALE: 1/4" = 1'-0"



DEMO NORTH ELEVATION

SCALE: 1/4" = 1'-0"

CONSULTANT:

PROPOSED RESIDENCE FOR:
TANIOUS RESIDENCE
225 S. COUNTY ROAD
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181

Digitally signed
by Patrick W.
Suprauer
Date: 2024.12.04
13:57:05 -0500

REVISIONS:

△
△
△
△
△

SHEET NUMBER:

25

ISSUE DATE: 12-04-24

JOB #COA-24-002 |
ZON-24-0056



EXISTING NORTH ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED NORTH ELEVATION

SCALE: 1/4" = 1'-0"

CONSULTANT:

PROPOSED RESIDENCE FOR:
TANIOUS RESIDENCE
225 S. COUNTY ROAD
PALM BEACH, FLORIDA 33480

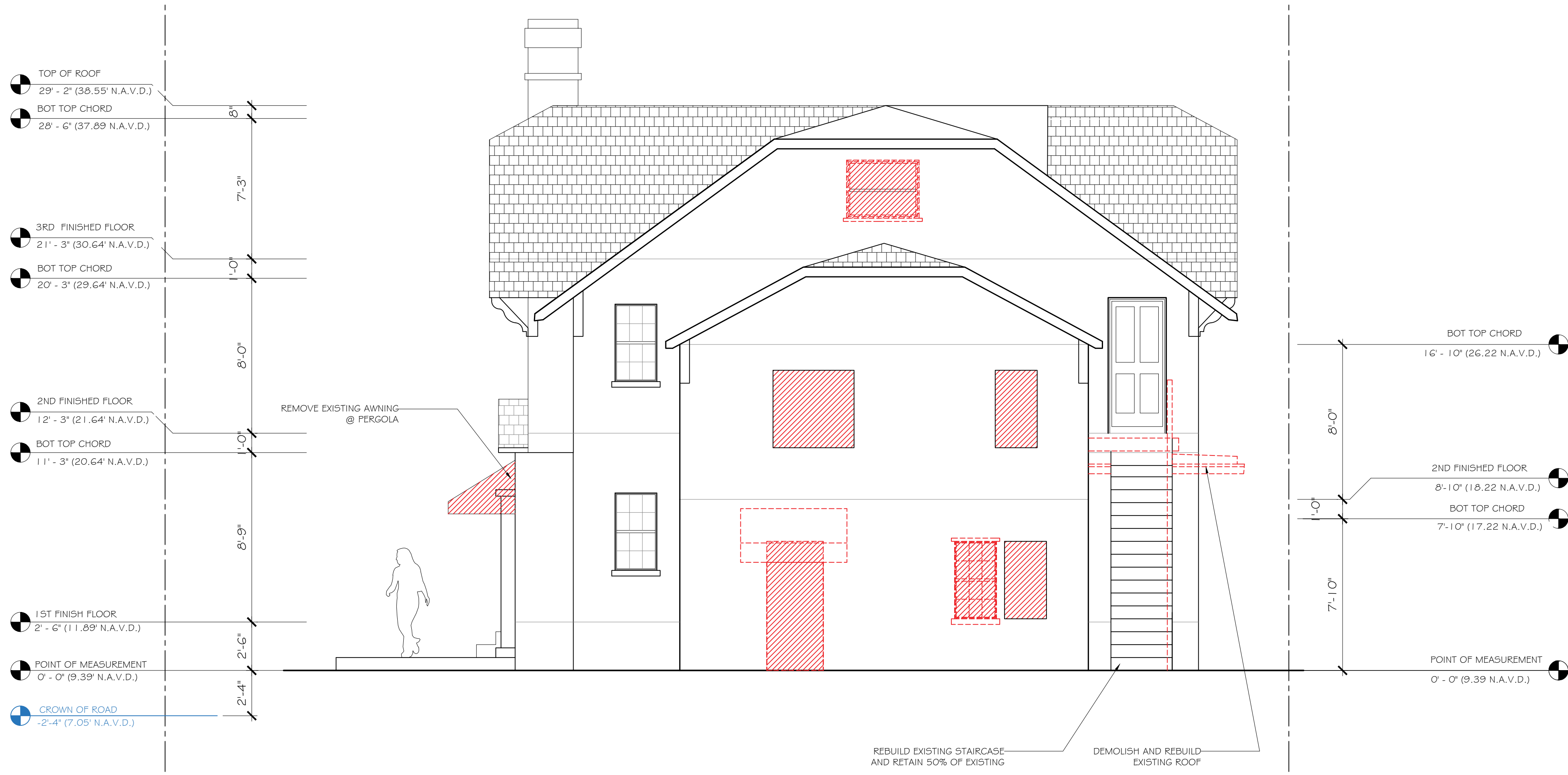
A.A. #001345
A.R. #10,181
Digitally signed by Patrick W. Suprauer
Date: 2024.12.04 13:07:05 -0500

REVISIONS:

SHEET NUMBER:
26
ISSUE DATE: 12-04-24
JOB #COA-24-002
ZON-24-0056



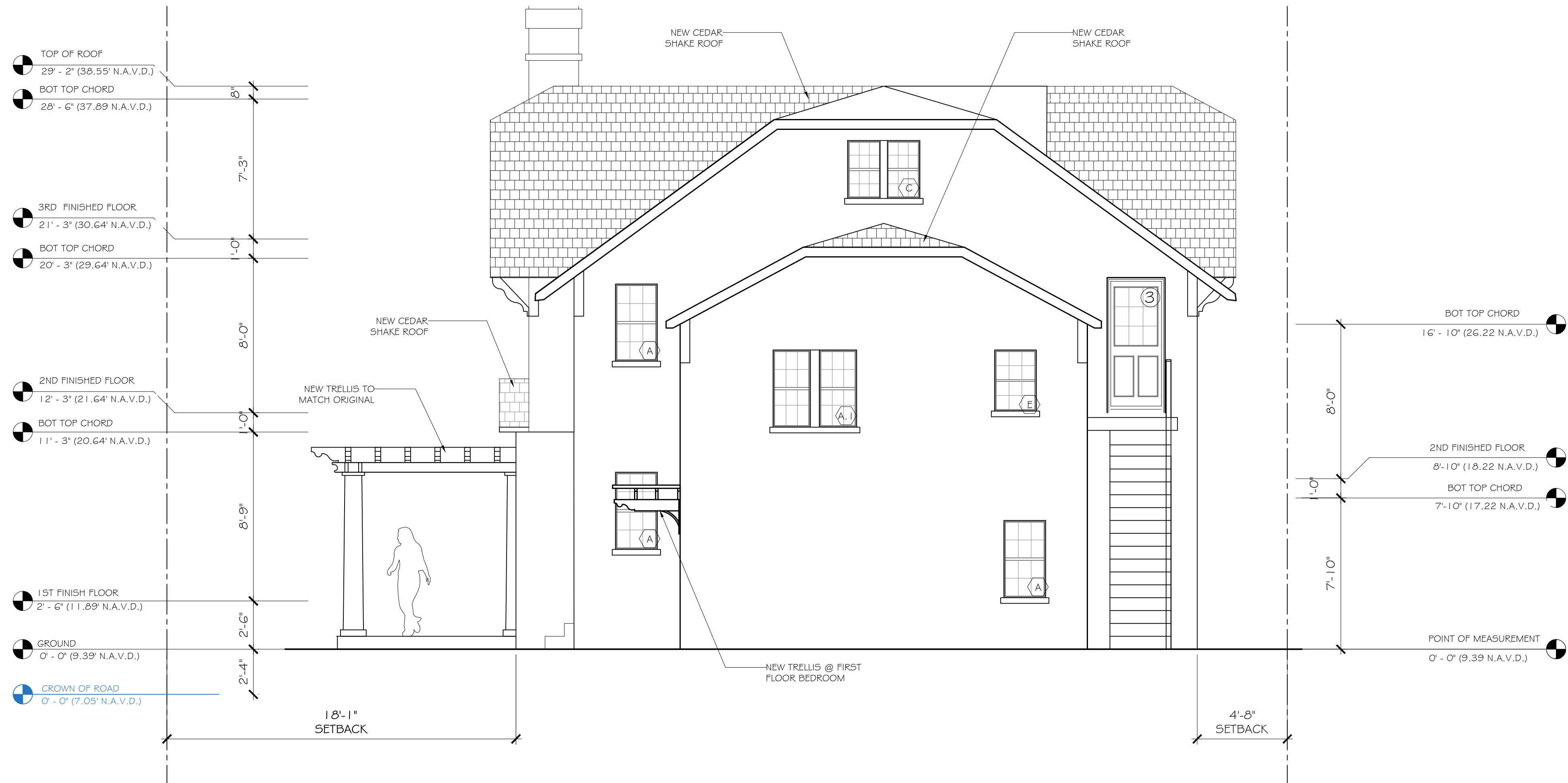
EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



DEMO SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



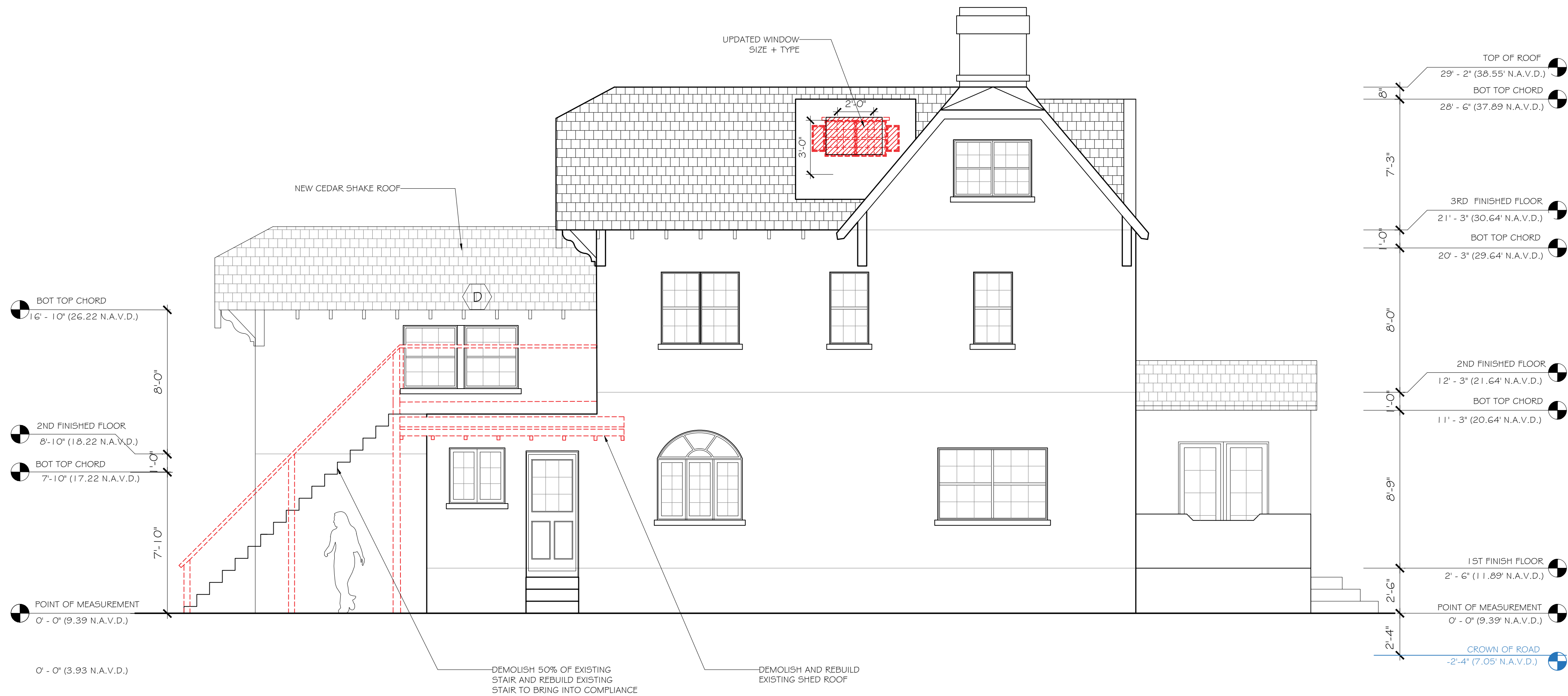
EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



DEMO EAST ELEVATION
SCALE: 1/4" = 1'-0"

CONSULTANT:

PROPOSED RESIDENCE FOR:
TANIOUS RESIDENCE
225 S. COUNTY ROAD
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181
Digitally Signed
by Patrick W. Suprauer
Date: 2024.12.04
13:07:55-0500

REVISIONS:
△
△
△
△

SHEET NUMBER:
29
ISSUE DATE: 12-04-24
JOB #COA-24-002
ZON-24-0056



EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

CONSULTANT:

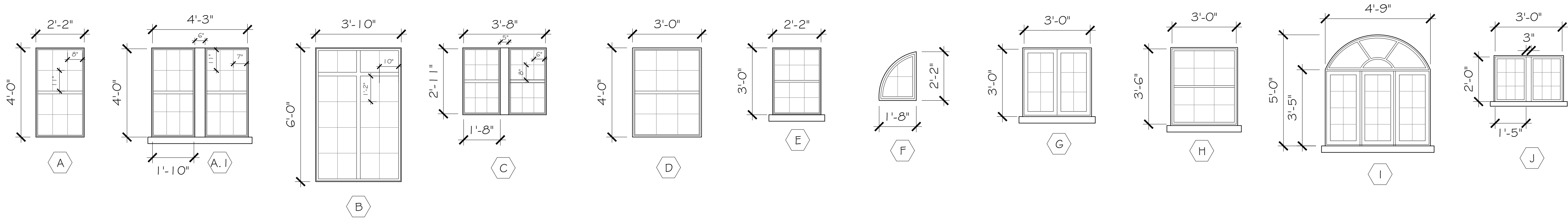
PROPOSED RESIDENCE FOR:
TANIOUS RESIDENCE
225 S. COUNTY ROAD
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181
Digitally signed by Patrick W. Supravver Date: 2024.12.04 13:07:55 -0500

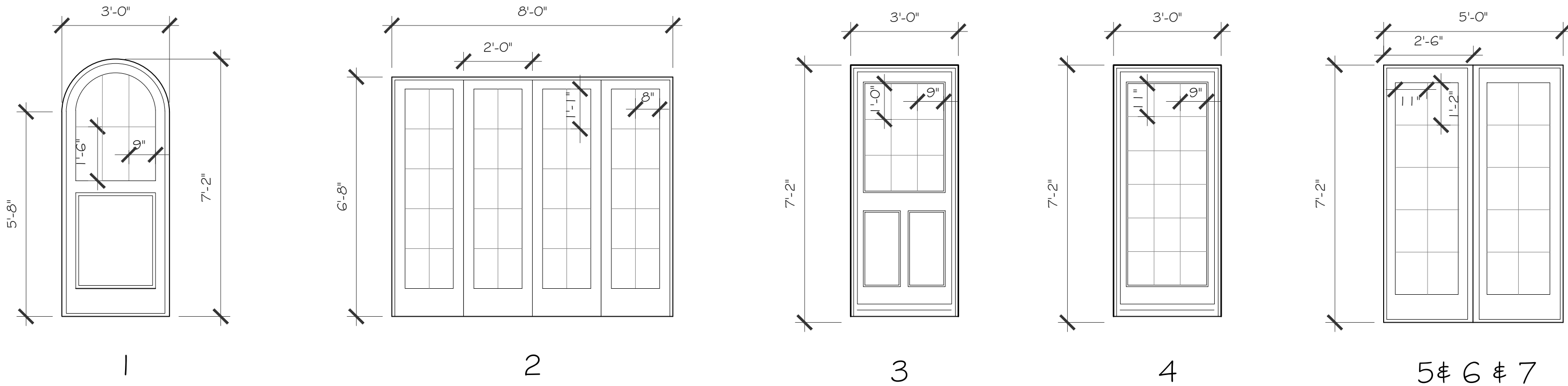
REVISIONS:

SHEET NUMBER:
30
ISSUE DATE: 12-04-24
JOB #COA-24-002
ZON-24-0056

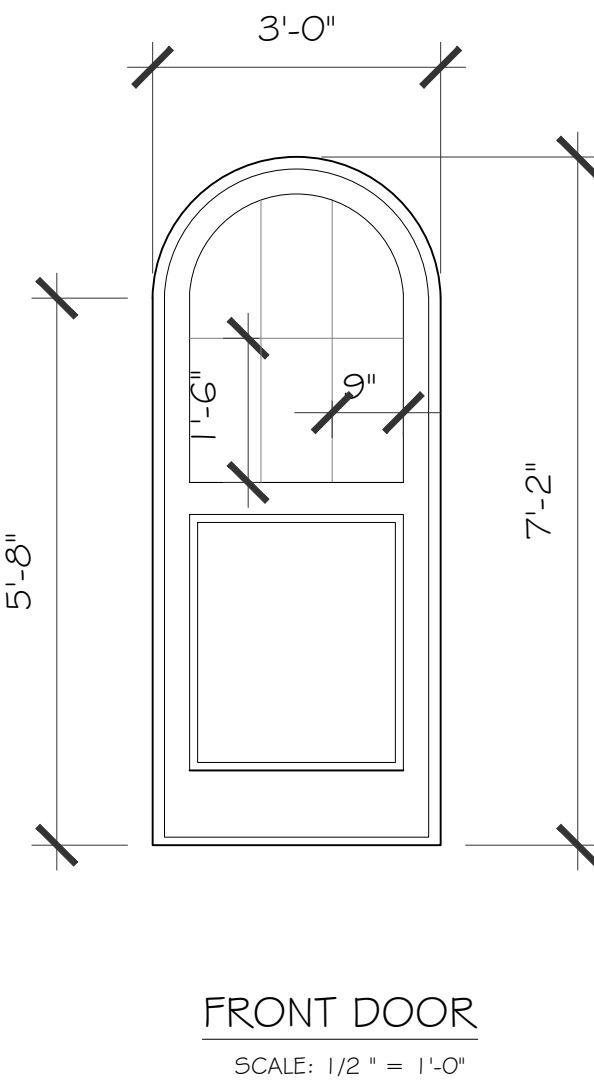
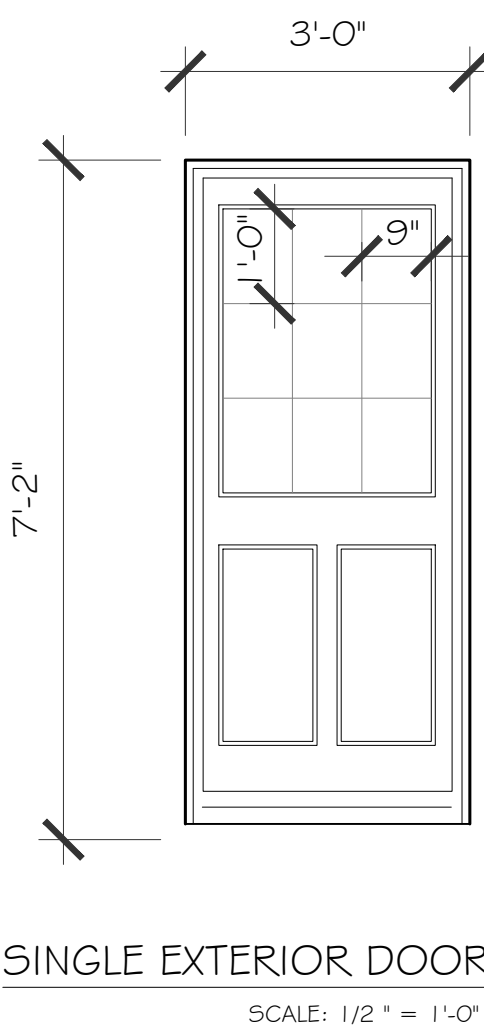
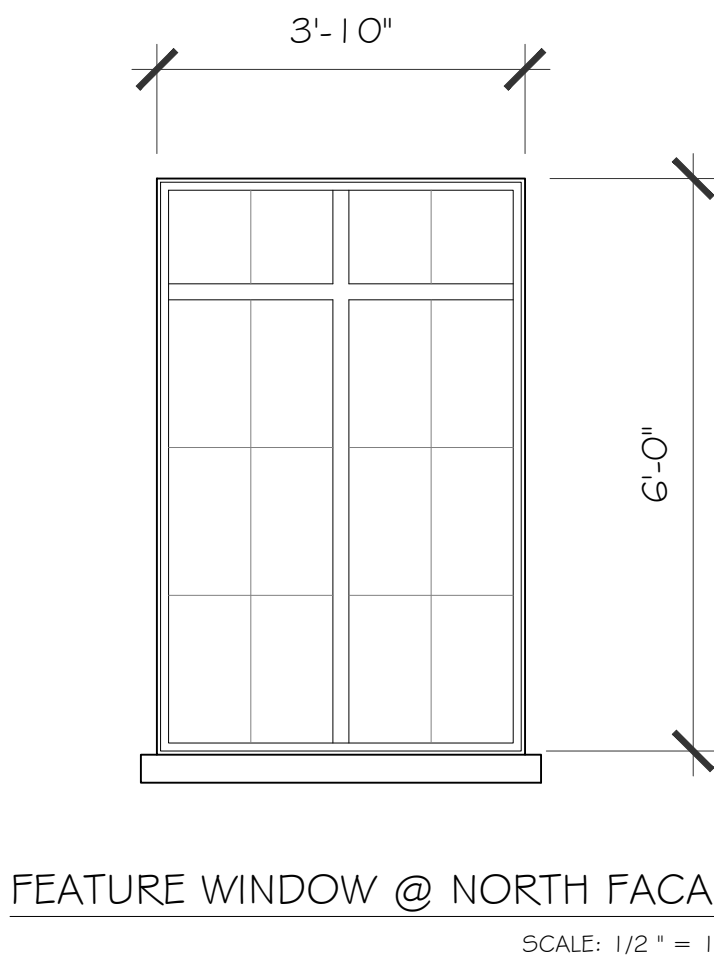
WINDOW SCHEDULE									
MARK	QTY.	WINDOW TYPE	OPENING SIZE		FRAME MAT	FRAME COL	MUNTIN TYPE	GLASS TYPE	NOTES:
			WIDTH	HEIGHT					
A	8	DOUBLE HUNG	2'-2"	4'-0"	ALUMINUM	WHITE	OGEE	CLEAR	
A.I	6	DOUBLE HUNG	2(1'-10")	2(4'-0")	ALUMINUM	WHITE	OGEE	CLEAR	JOINED WINDOW WITH 6IN STILE MULLION. 2 WINDOWS PER OPENING
B	3	DOUBLE HUNG	3'-10"	6'-0"	ALUMINUM	WHITE	OGEE	CLEAR	
C	2	DOUBLE HUNG	1'-8"	2'-10"	ALUMINUM	WHITE	OGEE	CLEAR	
D	2	DOUBLE HUNG	3'-0"	4'-0"	ALUMINUM	WHITE	OGEE	CLEAR	
E	8	DOUBLE HUNG	2'-2"	3'-0"	ALUMINUM	WHITE	OGEE	CLEAR	
F	2	DOUBLE HUNG	1'-6"	2'-0"	ALUMINUM	WHITE	OGEE	CLEAR	
G	1	DBL CASEMENT	3'-0"	3'-0"	ALUMINUM	WHITE	OGEE	CLEAR	
H	2	DOUBLE HUNG	3'-0"	3'-6"	ALUMINUM	WHITE	OGEE	CLEAR	
I	1	CASEMENT	4'-7"	5'-0"	ALUMINUM	WHITE	OGEE	CLEAR	ARCHED TRIPLE CASEMENT
J	1	CASEMENT	1'-5"	2'-0"	ALUMINUM	WHITE	OGEE	CLEAR	JOINED WINDOW WITH 3IN STILE MULLION. 2 WINDOWS PER OPENING



	EXTERIOR DOOR SCHEDULE											
	MARK	LOCATION	DOOR	SIZE	MAT'L	FRAME	HDWR.	REMARKS	FRAME MAT	FRAME COL	MUNTIN TYPE	
FIRST FLOOR	1	XXX FOYER	EXTERIOR	3'-0"x7'-2"	WD/MTL/GL	METAL	KEYED ENTRY/DEADBOLT	ARCHED FRONT DOOR	MAGHOGANY	MAHOGANY	OGEE	
	2	XXX BDRM	EXTERIOR	8'-0"x6'-8" (2'-0"x6'-8")	WD/MTL/GL	METAL	KEYED / REMOTE ENTRY	FRENCH DOOR W SIDELITES	ALUMINUM	WHITE	OGEE	
	3	XXX SUNROOM	EXTERIOR	3'-0"x7'-2"	WD/MTL/GL	METAL	KEYED ENTRY/DEADBOLT		ALUMINUM	WHITE	OGEE	
	4	XXX DINING NOOK	EXTERIOR	3'-0"x7'-2"	WD/MTL/GL	METAL	KEYED ENTRY/DEADBOLT		ALUMINUM	WHITE	OGEE	
	5	XXX SUN ROOM	EXTERIOR	2'-6"x7'-2"(2)	WD/MTL/GL	METAL	KEYED ENTRY/DEADBOLT	FRENCH DOOR	ALUMINUM	WHITE	OGEE	
	6	XXX DINING ROOM	EXTERIOR	2'-6"x7'-2"(2)	WD/MTL/GL	METAL	KEYED ENTRY/DEADBOLT	FRENCH DOOR	ALUMINUM	WHITE	OGEE	
	7	XXX SUN ROOM	EXTERIOR	2'-6"x7'-2"(2)	WD/MTL/GL	METAL	KEYED ENTRY/DEADBOLT	FRENCH DOOR	ALUMINUM	WHITE	OGEE	



DOOR + WINDOW SCEHDULES
SCALE: 3/8" = 1'-0"





RENDERED WEST ELEVATION



RENDERED EAST ELEVATION

CONSULTANT:

PROPOSED RESIDENCE FOR:
TANIOUS RESIDENCE
225 S. COUNTY ROAD
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181
Digitally signed by Patrick W. Segreaves
Date: 2024.12.04 13:56:04-0500

REVISIONS:

△
△
△
△
△

SHEET NUMBER:

ISSUE DATE: 12-04-24
JOB #COA-24-002 | ZON-24-0056



RENDERED NORTH ELEVATION



RENDERED SOUTH ELEVATION

CONSULTANT:

PROPOSED RESIDENCE FOR:
TANIOUS RESIDENCE
225 S. COUNTY ROAD
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181
Digitally signed
by Patrick W
Seagraves
Date:
2024.12.04
13:56:16-0500

REVISIONS:

△
△
△
△
△

SHEET NUMBER:

ISSUE | 2-04-24
DATE:
JOB #COA-24-002 |
ZON-24-0056











